

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/01007/OUT	Majid Mir	11 December 2023

Address: Land Off Arcon Close At Rear Of Willows Lane, Milnrow, Rochdale.

Proposal: Outline application (including details of access, layout, scale and appearance) for the erection of 6 semi-detached bungalows

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	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?	N

EIA	Screening opinion completed and saved to Onbase?	N/A
-----	--	-----

CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	GRANT SUBJECT TO CONDTIONS
----------------	----------------------------

CHECKED AND SIGNED OFF BY: RG

DATE: 15 December 2023

SITE

The application relates to a previously green area of land accessed via Arcon Close.

The site is surrounded by residential properties, sharing its boundary with the rear gardens of properties along Willows Lane and Heatley Road. The site appears to have been used as additional garden area for the residential properties within Arcon Close but it has now been cleared.

PROPOSAL

The application seeks outline planning permission including matters of access, layout scale and appearance with landscaping as a reserved matter. The intention is to provide dwellings suitable for people with limited mobility, although they would also be suitable for individuals without disabilities. Each bungalow provides one bedroom, a combine living, dining and kitchen, a shower room, entrance hall and storage space.

The site would be accessed via the existing access from Arcon Close. Eight parking spaces are to be provided; one for each property and two visitor parking spaces. The supporting report adds that electric vehicle charging points will be provided with parking spaces which will be larger than standard spaces for ease of use by residents with limited mobility.

Bin storage is proposed close to the entrance of the site.

The materials would consist of brick, interlocking tiles, UPVC windows, composite doors in UPVC frames and doors, timber fencing. The application form states that roads will be finished with tarmac, paths around the buildings will be finished with concrete paving flags and parking areas will be finished with concrete block paving.

Matters of landscaping are reserved for future consideration.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO2 Creating successful and healthy communities

- C1 Delivering the right amount of housing in the right places
- C3 Delivering the right type of housing

SO3 Improving design, image and quality of place

- 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 and land stability

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

SD1 Delivering sustainable development

DM1 General Development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

23/00215/OUT Outline application (including details of access, layout and scale) for the erection of 3 detached bungalows (re-submission of 22/01298/OUT).
Decision: Grant subject to conditions.

22/01298/OUT Outline application (including details of access, layout and scale) for the erection of 3 detached bungalows.
Decision: Withdrawn.

79/D09600 70 flats 6 houses and one bungalow with car parking facilities.
Decision: Approved.

CONSULTATION RESPONSES

GM Fire Service

The above proposal should meet the requirements for Fire Service access.
The Fire Service requires vehicular access for a fire appliance to within 45m of all points within the dwellings.

The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes. Additionally if the access road is more than 20m long a turning circle, hammerhead, or other turning point for fire appliances will be required. The maximum length of any cul-de-sac network should be 250 m.

There should be a suitable fire hydrant within 165m of the furthest dwelling.

The above proposal appears to meet those requirements.

The Fire Service strongly supports the installation of domestic sprinkler systems as a positive measure to protect persons. At a small cost occupants' can be given the reassurance of a high level of protection. All developers should positively consider the viability of installing domestic sprinkler systems. The access requirements for a dwelling fitted with an approved sprinkler system can deviate from the required standard detailed above, further consultation will be required.

Highways And Engineering

Construction of 6 detached bungalows

A satisfactory level of parking has been provided for this development.

The proposed development will not generate a significant amount of traffic and is likely to be undetectable against existing volumes of traffic on the local highway network.

The access to the site is satisfactory and as such we raise no objections.

Typically we request that all site layouts for 6 or more units are constructed to and adoptable design. This is not however mandatory. It is understood that this development will remain private with private arrangements for services such as Street Lighting and we therefore raise no objection to the site layout.

We have no significant road safety concerns associated with this proposal.

We have no sustainable objection to this proposal from the Highways department.

Env Health - Noise/Odours This section has no objection in principle to the proposals, we would recommend the following condition

A construction management plan is submitted to include mitigation of noise, vibration, dust, odour and dirt. The plan will also limit the site hours to Monday-Friday 08:00-18:00, Saturday 08:00-14:00, with no work on Sundays or bank holidays

Tree Officer

No comments received to date

Transport For Greater Manchester

No comments received to date

Lead Local Flood Authority/Drainage

The note saying "provide drain channel", implies that the Applicant expects to drain the road to the public (UU) sewer without having demonstrated (by infiltration test in accordance with BRE365) that they can connect to the public sewer, managed by United Utilities. UU will typically want to see that a permeable driveway will be provided unless tests demonstrate that this is unfeasible.

The screenshot of the UU sewers show that there is a foul sewer (brown linetype) and a SW drain (blue linetype) on the SW of the site. The Applicant will need to make an application to UU to agree connections.



Fig1. UU safedig plan

Recommend pre-commencement drainage condition.

Environmental Control (Landfill Gas)

Preliminary Risk Assessment

Prior to commencement 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

Network Rail

No comments received to date

Gtr Manchester Ecology Unit

The revised development proposal is from an ecological perspective not materially different from the previously approved development, with the ecological assessment

still valid. The previously applied landscape and biodiversity enhancement conditions should therefore be reapplied to any new permission

United Utilities

UU provide advice on groundwater conditions, underlying geology which may impact the chosen construction and drainage methods along with standard advice on condition requirements for a drainage strategy and the protection of UU assets.

REPRESENTATIONS

Letters of notification were sent to all surrounding properties and a site notice was placed in the vicinity of the site. No representations have been received.

ANALYSIS

Principle of Development

It is noted that the principle of residential development on the site has been accepted with the granting of planning permission 23/00215/OUT. There have been no changes in local or national planning policy which would have a material impact on the assessment previously made.

The application form refers to the site as extended residential garden land that is currently vacant. It is not clear from the information submitted how the site was used but Google Earth images show a grassed area with planting and a number of planters. The site could therefore be considered to represent a 'greenfield' site as allotment sites are excluded from the definition of 'previously developed land' as per the definition in Annex 2 of the NPPF.

Policy C1 of the Core Strategy outlines that the Council will promote the reuse and regeneration of vacant and underused previously developed sites and focus only on sustainable greenfield sites which provide the best access to a range of services, jobs and facilities and have limited impact on green infrastructure and amenity.

The latest published information suggests that the Council can demonstrate more than a six year supply of housing land based on the Core Strategy target however, this does not preclude the promotion of sustainable development where this can assist in delivering additional housing to meet local needs.

As such, the principle of development of a greenfield site such as this in the urban area for residential purposes can be acceptable however, this factor must be balanced against all other material considerations, as outlined below. The development of under-used greenfield and backland sites can help to make more efficient use of land within the urban area however, proposals require careful consideration to ensure the development is appropriate, there is no loss of amenity for existing residents, that there are proper means of access and parking and that adequate space can be retained between new and existing dwellings. Sensitive design and good landscaping are also key considerations, to ensure that new buildings fit successfully into existing sites.

The principle of a greater number of smaller units will provide a different form of accommodation but one which is not well accounted for and would make a valuable contribution towards diversifying local housing stock and meeting different needs.

On the basis that the proposal would make a valuable contribution to housing supply within the Borough, whilst being in a sustainable location within reasonable proximity to local amenities and public transport facilities, it is considered that the principle of

development is therefore acceptable in accordance with saved Policy G/D/1 of the Rochdale Unitary Development Plan, Strategic Policies C1, C3 and SD1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework in respect of housing supply and sustainability.

Layout and Scale

Policy DM1 of the Council's Core Strategy requires all development proposals, including changes of use of land and buildings, extensions and alterations, to demonstrate that they are of a high quality design and take the opportunity to enhance the quality of the area. Policy P3 of the Core Strategy acknowledges that good design will improve the image and attractiveness of the borough as a place to live, work and visit. This policy requires all new developments to adhere to high quality design and enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.

In addition, Core Strategy Policy C3 requires a high standard of development and layout that produces attractive places. Furthermore, Paragraph 130 of the National Planning Policy Framework states that planning decisions should ensure that developments are sympathetic to local character and visually attractive as a result of good architecture, layout and effective landscaping.

The proposed development seeks approval in regards to appearance, layout, scale and access. As such these elements have all been considered when assessing the proposal. The proposal would see the erection of three pair of semi-detached dwellings. This would equate to a total of 6 semi-detached dwellings. The dwellings would be bungalows; four on the western side of the site, and two on the eastern. Although the proposal would see six semi-detached bungalows, rather than three detached bungalows as was approved under planning permission 23/00215/OUT, the footprint and layout would not be dissimilar to this planning permission. Whereas those bungalows proposed to have two bedrooms, these bungalows propose to have one bedroom. As such the layout of the proposed development is considered to be acceptable.

It is acknowledged that the site is in an area surrounded by predominantly two storey residential properties, including semi-detached, terraced and residential flats. However, it is noted that at the junction of Arcon Close, there is terraced bungalow property. Nevertheless, there is a level of uniformity in the design that is found within the area, particularly on Arcon Close and Heatley Road. On Willows Lane, the properties are typical red brick semi-detached dwellinghouses which share characteristics with the larger residential development to the north of the site.

It is noted that the proposed development would have an impact on the immediate area and represent a significant change; notably, the provision of semi-detached bungalows that would be at odds with the prevailing two-storey character of the surrounding area. However, the site would be set behind existing residential properties, and would be largely un-viewable from the streetscene. Furthermore, due to the access to the site, the site does have a sense of distinction and isolation from the rest of the surrounding development.

The proposed bungalows would have external doors to the side elevation and would have bow windows to the front rather than more traditional canted bay windows. Although this type of window would be more acceptable, the addition of the bow windows does add a level of visual interest and will allow a greater level of light in

than that a traditional window. Additionally, it is considered that the openings on the properties are also well proportioned.

The height of the development in relation to its surroundings is noted, but it is considered that the scale of the development is not unreasonable within the setting. The plans show that the proposed development of six semi-detached bungalows can be satisfactorily accommodated on the site with sufficient space for private gardens. On this basis the application is considered to accord with Core Strategy policies P3 and DM1 and the NPPF.

Residential Amenity

Paragraph 130 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. Policies DM1 and G9 of the adopted Rochdale Core Strategy seek to ensure that new development is compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users, also requiring that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution. 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.'*

The proposed use of the proposed development as dwellings encircled within larger residential developments is acceptable. The Environmental Health department has requested the addition of a Construction Method Statement. Owing to the potential amenity impact on the neighbouring properties as well as the potential impact on the environment and highway safety, it is considered appropriate to include the condition.

Neighbour Amenity

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. However, section 4.3 of the SPD adds that 'exceptions to these minimum space standards may be acceptable in some circumstances and applications will be considered on their individual merits. For example, where the character and density of the surrounding area would be best preserved by reduced distances and this would not detract from the general levels of privacy and amenity typical in the area, then exceptions may be made.'

In relation to the surrounding properties, by reason of the siting and nature of the proposed development in conjunction with the other properties on site, the planning officer for planning permission 23/00215/OUT considered that the proposal would not result in an undue loss of privacy, outlook or light to any neighbouring properties. Although the proposal differs from the granted planning permission in the form of the number of dwellings, the layout of the proposal is the same. The distances between the proposed bungalows and the properties to the rear of the proposed bungalows has reduced slightly when compared to the previous planning permission. Nevertheless, although there are no specific guidance in relation to bungalows, the distance from the rear elevation of the properties on Heatley Road and the rear boundary would be greater than 10.5m. Additionally, due to the angle of the proposed bungalows and the properties on Heatley Road, the distance between the rear elevations between the two would vary between 18.7m and 21.5m.

In regards to plots and 1 and 2, the distance to the shared side elevation with no. 1 Arcon Close would vary between 10.3m and 9.6m. The rear elevation of plot 1 would partially face the side elevation of no. 1 Arcon Close. The distance between the properties would be 13.3m, 0.7m short of the minimum 14m set out in paragraph 4.1. The impact of the proposal would be on the applicant property and is discussed below. As such it is considered that on balance, the proposal will not result in undue loss of privacy, outlook or light to any of the neighbouring properties.

Occupier Amenity

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.

Each unit would provide approximately 45sqm of internal floorspace which exceeds the minimum 37sqm for 1 storey dwelling with 1 bedroom and 1 bedspace. Additionally, the NDSS has minimum sizes for bedrooms. The proposed bedrooms would be approximately 14.5sqm. This would be above the minimum for single bedspace of 7.5sqm and double bedspace of 11.5sqm. The proposed residential units would therefore meet the minimum requirements of the NDSS.

As noted above, the distance between the rear elevation of plot 1 and the side elevation of no. 1 Arcon Close would be 13.3m, 0.7m short of the minimum 14m set out in paragraph 4.1. It is however noted, that an open aspect would be retained and the rear elevation faces westwards. On balance, it is considered that the slight reduction in distance would not unduly impact on the level of light entering the rear bedroom of plot 1.

The proposal has been amended to include additional windows on the ground floor side elevations. These windows would be secondary windows for the living/kitchen/dining room. In the case of plots 1, 2, 3 and 6, the addition of the windows is acceptable as it would not unduly impact on the amenity of neighbouring properties. However, the windows to plots 4 and 5 would face each other and the distance between the two would be 1.4m. Considering the short distance between the two, it is considered prudent to include a condition requiring the windows on the side elevation of plots 4 and 5 to be obscured glazing and restricted openings.

Furthermore, each bungalow would be provided with an adequate level of private amenity space to the rear. It is therefore considered that on balance, the proposed development would provide an adequate level of amenity for future occupants.

It is therefore considered subject to the addition of conditions removing permitted development rights and requiring obscured glazing, the proposal is considered in accordance with Policy DM1 of the adopted Rochdale Core Strategy, as well as 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. Paragraph 111 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 would be severe'.

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. The Core Strategy requires single bedroom dwellings to have a maximum of 1.25 spaces per dwelling. The proposed properties would be one bedroom properties and are likely to be used by a single person. Each property will receive one allocated parking space, plus two visitor parking spaces for the whole development. This would equate to 1.33 spaces per dwelling. The highways department considered this to be a satisfactory level of parking for the proposed development.

The highways department noted that typically where the site proposes 6 or more units, the site is constructed to an adoptable design standard. However, the highways department understood that the proposed development will remain private and would have private arrangements for services (i.e. street lighting) and therefore raised no objection to the site layout.

The highways department noted that the proposed development will not generate a significant amount of traffic and is likely to be undetectable against existing volumes of traffic on the local highway network.

The access road into the development runs alongside an existing private driveway with no. 1 Arcon Close. The access appears to be the same as the previous approved planning permission. Although the pedestrian footway introduced within the site stops short of the access, the white markings and the widened access overcame previous concerns relating to road safety. The highways department considered that the access to site was now satisfactory. Additionally, highways department stated that they had no significant road safety concerns, and as such, raised no objection to the proposal.

The application now includes a bin storage area close to the entrance of the site which is acceptable in regards to the distance residents are expected to take their refuse for collection.

It is therefore considered that the proposal accords with policy T2 of the adopted Rochdale Core Strategy and the NPPF.

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.

The application has been reviewed by the Council's Lead Drainage Officer who raised no objection to the proposal on the basis that the applicant provides further information regarding proposed drainage schemes (secure by way of a pre-commencement condition). United Utilities have also made detailed comments as noted above with recommended conditions however, further information in the form of an indicative foul and surface water drainage strategy for the site is required. These matters can be adequately addressed by way of suitably worded conditions.

With the suggested conditions in mind, it is considered that the proposed development would accord with policy G8 of the adopted Rochdale Core Strategy and the NPPF.

Contamination

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 174 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 Public Protection Officer has recommended that prior to commencement of the development a preliminary risk assessment must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. Where the investigation and risk assessment identify potential unacceptable risks, remedial action should be carried out prior to development in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

Subject to an appropriate condition and subsequent actions in respect of the above, the requirements of Policy G9 of the adopted Rochdale Core Strategy and the NPPF In relation to land contamination would have been satisfied.

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. 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.

Whilst landscaping is reserved, it would seem that the site has been cleared of any trees, hedges and vegetation although it is not clear how many trees, and what species, were removed. The submitted plans indicate that four new trees will be planted although this is a reduction from the previous application which indicated 11 trees. This considered to be inadequate number of trees. However, this matter can be dealt with by way of a landscaping condition which includes replacement tree planting and a biodiversity enhancement condition.

A Preliminary Ecological Appraisal has been submitted which states that the felled trees must be replaced with native species of local provenance on a three-to-one basis, that hedgerows removed are replaced on a like-for-like basis, a landscaping plan should be devised which incorporates native species with known benefits to wildlife common in the area, a re-survey is highly recommended between April to October when vegetation is more readily identifiable, and a Biodiversity Enhancement Plan must be designed pre-construction. These matters can be dealt with by way of a condition.

Greater Manchester Ecology Unit added that the revised development proposal is not materially different from an ecological perspective and the ecological assessment

is still valid. As such Greater Manchester Ecology Unit have recommended that the conditions attached to the previous planning permission should be attached to any future planning permission.

Subject to the addition of the relevant planning conditions, it is considered that the proposed development would have an acceptable impact on trees and ecology and would accord with Policy G6 and G7 of the adopted Rochdale Core Strategy and the NPPF.

RECOMMENDATION

GRANT subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:

- (a) The expiration of three years from the date of this permission; or
- (b) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The approval of the Local Planning Authority shall be sought in respect of the following matters before the development is commenced: (landscaping).

Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

3. This permission relates to the following plans and documents:

Location Plan. Drawing No: H473-02

Proposals - Site Plan and House type. Drawing No: H473-01-E. Received by email on 11/12/2023

and the development shall be carried out in accordance with the approved drawings unless otherwise required by the conditions below.

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.

4. 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 the type, colour and texture of the materials. 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 Policy P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

5. No dwelling hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

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

6. No dwelling hereby approved shall be occupied until the roads/private drive serving it have been provided in accordance with the approved drawings to the satisfaction of the Local Planning Authority.

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

7. The dwelling(s) hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with of policies T2 and DM1 of the Rochdale Core Strategy.

8. Notwithstanding the approved drawings, the development hereby permitted shall not be occupied until details of refuse and recycling storage sufficient for the intended development has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before first occupation and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained as such.

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.

9. No development shall take place (including any demolition) until a Construction Method Statement (CMS), has been submitted to, and approved in writing by the Local Planning Authority, which shall include the following:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding;
- v) measures for the protection of the natural environment from accidental spillages, dust and debris including dedicated protection measures (including high visibility fencing) for the retained trees during and after construction;

- vi) a lighting plan designed to direct any temporary lighting away from the retained trees and hedgerow during and after construction.
- vii) hours of construction, including deliveries (which should not take place outside of the hours of 08:00-18:00 Monday to Friday and 09:00-14:00 Saturday, with no work taking place on Sundays or Bank Holidays).

The development shall be carried out in accordance with the approved CMS.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Policies DM1, T2, G7, G8 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of nearby residents prior to commencement of any building or engineering works on site.

10. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs 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 dwellings 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 (including native trees and hedgerows), 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 development shall commence on site (including demolition or preparatory works) until details of a Biodiversity Enhancement Plan are submitted to and approved in writing by the Local Planning Authority. The scheme will provide opportunities for local wildlife and aim to retain or enhance LBAP priority

habitats, to ensure the development does not have a significant detrimental impact on local or national wildlife populations. The BEP shall include a programme for implementation and ongoing maintenance. The Biodiversity Enhancement Plan shall thereafter be implemented and adhered to in accordance with the agreed programme.

Reason: Details are required prior to commencement as insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 174 of the NPPF (2021), Policy G7 of the Rochdale Core Strategy, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

13. Prior to first occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

14. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. United Utilities may request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable before a surface water connection to the public sewer is acceptable.

The drainage scheme shall include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge to public sewer agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); the rate should match the existing predevelopment greenfield runoff rate from the site, or 5l/s, whichever is the larger value.

(iii) Mitigation measures to manage the risk of sewer surcharge, if UU Developer Services advise that this is necessary.

(iv) Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD. Foul and surface water shall drain on separate systems at least to the point of discharge from the site, in accordance with Building Control Part H Drainage requirements.

(v) The background calculations of the MicroDrainage® model or any other software or calculations that are used for the drainage design.

(vi) 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 approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and 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, saved Policy EM/7 of the adopted Rochdale Unitary 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.

15. No development shall take place until an investigation and risk assessment has been submitted to and 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 and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - human health;
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes;
 - adjoining land;
 - groundwaters and surface waters;
 - ecological systems;
 - archaeological sites and ancient monuments; and
- 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 thereafter be carried out in accordance with the approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: To prevent pollution of the environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policies G8 and G9 of the Core Strategy 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.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwelling hereby approved shall not be altered or extended, and no buildings or structure shall be erected within their curtilage under Schedule 2, Part 1, Classes A, AA, B, D, and E of the above Order except with the prior written approval of 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.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the buildings hereby permitted the windows in the ground floor side elevations of plot 4 and plot 5 and facing each other shall be fitted with non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

18. Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details including elevations 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 and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale 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:

1. United Utilities

The applicant is advised to refer to the advice given by United Utilities dated 23rd October 2023.