

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00945/FUL

CASE OFFICER

Anna Hayes

DETERMINATION DATE 28.02.2025 EXT OF TIME 23.05.2025

Address: 35-37 Newbold Buildings, Oldham Road Rochdale OL16 5QJ

Proposal: Proposed change of use of first and second floors from residential to a 9 bedroom House in Multiple Occupation (HMO) (Sui Generis) with associated cycle parking spaces. Ground floor to be retained as retail.

PUBLICITY	Weekly list expired?	y	Site notice expired?	y
	Neighbour letters expired?	y	Press Notice expired?	y

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
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CONDITIONS	Pre-commencement conditions proposed?	n
	Pre-commencement conditions agreed (or notification period expired)?	n/a

RECOMMENDATION

GRANT subject to conditions

CHECKED AND SIGNED OFF BY: TH

DATE: 29/05/2025

SITE

Newbold Buildings is a prominent three storey building located on the corner of Oldham Road within the Rochdale Town Centre Conservation Area. The immediate area is predominantly commercial in nature.

The building is three storeys in height and is of late nineteenth century construction. The building consists of stonework pillars at ground floor level with a brick façade at the upper floor levels. Each window opening includes a traditional stone surround with an arched appearance and significant architectural detail. The upper floor of the building includes gabled pediments of traditional architectural style.

Newbold Buildings, 33-37 Oldham Road, is a Grade II listed building and was first listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended on 14 October 2020 for its special architectural or historic interest (list entry number 1470830). The principal reasons for its listing are summarised below:

*Architectural interest: * as a well-designed building in a prominent corner location with a handsome curved outer corner with a clock, and equal emphasis to the appearance, rhythm and detailing of the two main elevations fronting Oldham Road and Milnrow Road;*

** the building makes use of good-quality materials, notably the sandstone ashlar used entirely for the ground-floor shops, to present a dependable reassurance of quality to its customers.*

*Historic interest: * built as the central premises, or headquarters, of the Rochdale Conservative Industrial Co-operative Society, the second co-operative society founded in Rochdale, a town synonymous with the foundation of the modern co-operative movement.*

PROPOSAL

The application proposes to change the use of the first and second floors of the building from offices to a House in Multiple Occupation (HMO) containing 8 bedrooms. The proposal includes associated internal alterations (room subdivision including new doorway) and external alterations including the removal of the existing external roller shutter doors.

Access to the HMO would be from an existing entrance to the south facing side elevation at the ground floor, via an existing internal staircase leading up to the upper floors and also down to the basement area (for secure bike storage).

At first floor level the accommodation would include a shared kitchen/diner (18.91m²) and communal living room (16.71m²), as well as three en-suite bedrooms as follows:

Bedroom 1 – 13.62m²

Bedroom 2 – 13.87m²

Bedroom 3 – 13.38m²

At second floor level a further five en-suite bedrooms are proposed, as follows:

Bedroom 4 – 13.76m²

Bedroom 5 – 13.88m²

Bedroom 6 – 13.01m²

Bedroom 7 – 13.10m²

Bedroom 8 – 15.28m²

Bin storage is proposed at ground floor level utilising part of the existing ground floor retail/office floor space (approx. 7.15m²). A secure cycle store for 9 cycles is proposed at basement level. No other vehicle parking is proposed.

The application is supported with a Heritage Statement and a Design and Access Statement.

To note: as originally submitted, the proposal comprised of 9 bedrooms with no communal living space. Following negotiations, the plans have now been amended to remove a bedroom, introduce a communal living space and a larger kitchen with capacity to include a communal dining space, as reflected above. Updated plans have also been provided to support the retention of the existing sash windows, when considering noise mitigation measures.

The application is accompanied by 25/00007/LBC for listed building consent.

RELEVANT PLANNING POLICY

Planning (Listed Building and Conservation Areas Act) 1990 (as amended)

Section 72 of the above Act states that with respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Guidance

National Planning Policy Framework (NPPF)

Chapter 2 Achieving sustainable development

Chapter 5 Delivering a sufficient supply of homes

Chapter 9 Promoting sustainable transport

Chapter 11 Making effective use of land

Chapter 12 Achieving well-designed places

Chapter 16 Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)

Development Plan

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The development plan for the proposal consists of the Places for Everyone (PfE) Joint Development Plan, Rochdale Core Strategy (CS), adopted 2016, and saved Unitary Development Plan (UDP) policies. The Council also has an adopted series of Supplementary Planning Documents and Supplementary Guidance Notes, which are other material considerations.

Places for Everyone Joint Development Plan (PfE) (2024)

Sustainable and Resilient Places

JP-S1 Sustainable Development

JP-S2 Carbon and Energy

JP-S3 Heat and Energy Networks

JP-S4 Flood Risk and the Water Environment

JP-S5 Clean Air

JP-S6 Resource Efficiency

Places for Homes

JP-H1 Scale, Distribution and Phasing of New Housing Development

JP-H2 Affordability of New Housing

JP-H3 Type, Size and Design of New Housing

JP-H4 Density of New Housing

Greener Places

JP-G1 Landscape Character

JP-G8 A Net Enhancement of Biodiversity and Geodiversity

Places for People

JP-P1 Sustainable Places

JP-P2 Heritage

Connected Places

JP-C6 Walking and Cycling

JP-C8 Transport Requirements of New Development

Rochdale Core Strategy (CS)

SO1 Delivering a more prosperous economy

E1 Establishing thriving town, district and local centres

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

P1 Improving image

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

G9 Reducing the impact of pollution, contamination and land instability

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

Managing delivery and monitoring progress

DM1 General Development requirements

SD1 Delivering sustainable development

Rochdale Unitary Development Plan (UDP):

A number of policies contained within the Unitary Development Plan have been saved following the adoption of the Core Strategy. The following saved policies are relevant:

G/D/1 Defined Urban Area

S/6 District Centre, Local Centres and Linear Commercial Areas

BE/17 New Development Affecting Conservation Areas

Supplementary Planning Documents (SPD):

Guidelines & Standards for Residential Development SPD, June 2016; and,

Other

National Design Guide (2019) (Ministry of Housing, Communities and Local Government); and,

RELEVANT SITE HISTORY

97/D34269 Change of Use of First And Second Floors From Offices To 4 Self Contained Flats – Approved

01/D38729	Change of Use From Retail (Class A1) To Offices (Class B1) – Approved
17/00366/FUL	Change of use of first and second floors from offices to House in Multiple Occupation (HMO) containing a total of 8 bedsits, with ground floor to remain as offices – Refused. <u>Reasons for refusal:</u> <i>The lack of any external windows to the proposed living/sitting areas to the first and second floors of the building would give rise to an unacceptable level of residential amenity for future occupiers, preventing any natural light or outlook to these habitable areas. The proposal is therefore contrary to the adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.</i> <i>Insufficient provision has been made for the storage of refuse and recycling containers which would be required for a development of this size and nature. This would lead to the storage of bins on the pavement and surrounding external areas, to the detriment of the visual amenity of the street scene. The proposal is therefore contrary to sections 3.12 and 3.13 of the adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.</i>
17/00682/FUL	Change of use and conversion of part of ground floor from offices to retail unit - Approved
17/00884/FUL	Change of use of first and second floors from offices to House in Multiple Occupation (HMO) containing a total of 8 bedsits (resubmission of 17/00366/FUL) – Refused <u>Reasons for refusal:</u> 1. The lack of any internal living rooms or other internal amenity space would give rise to an unacceptable level of residential amenity for future occupiers, providing a very poor standard of living to the detriment of the amenity of the future occupiers. The proposal is therefore contrary to the adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
17/01170/FUL	Change of use of first and second floors from offices to House in Multiple Occupation (HMO) containing a total of 7 bedrooms and creation of external bicycle store and bin storage – Approved

CONSULTATION RESPONSES

Highways and Engineering

Confirms no objections to the proposal.

Lead Local Flood Authority/Drainage

No comments received to date.

Env Health - Noise/Odours

Confirms no objection to the proposal subject to the condition that the HMO is constructed in line with the requirements of the submitted noise impact assessment to achieve acceptable internal and external noise levels. It is recommended that upon completion and prior to occupation, validation testing is carried out to ensure that the internal and external noise levels have been achieved.

Conservation and Design

No comments received to date.

Strategic Housing - HMO

No objections to the proposal. Near to completion of the development, Strategic Housing would need to undertake a site visit and sign it off to ensure that the HMO meets the standards, facilities and amenities required for its intended use.

Transport for Greater Manchester (TfGM)

Confirms that the quantum of development proposed falls below the TfGM's requirement for a highway impact assessment, noting also that the nearby zebra crossing on Milnrow Road and adjacent bus stop on Oldham Road will be unaffected. It is recommended that a secure cycle store for 9 cycles should be provided and a Travel Pack produced for future residents.

United Utilities

No comments received to date.

REPRESENTATIONS

The application has been publicised with a site notice, press notice and neighbour notification letters. No letters of objection have been received in respect of this application.

ANALYSIS

Principle of the development

Policy E1 of the Rochdale Core Strategy (CS) states that the Council will focus retail, leisure, cultural, office, residential and other development to promote the viability and vitality of all the Borough's town centres to maintain them as thriving and sustainable centres and the preferred shopping and leisure destinations. Specifically, the CS notes that town centres have the potential to play an important role in providing new quality housing in sustainable locations.

The application site is located in the Oldham Road/ Milnrow Road Local Centre and as such saved UDP Policy S/6 is relevant to any development on the site. This policy states that the conversion or redevelopment of vacant commercial premises to residential use will only be permitted in local centres that have a high overall vacancy rate and where it will assist regeneration.

The NPPF also sets out that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. In particular, paragraph 90 recognises that residential development often plays an important role in ensuring the vitality of centres and so the LPA should encourage residential development on appropriate sites.

At ground floor level there is a retail unit (formerly offices) which obtained planning permission in August 2017 (Ref 17/00682/FUL) which spans the whole ground floor

of the building. The proposed HMO is primarily located over the upper floors however the current proposal does seek to utilise around 7.15m² of the ground floor retail space for internal discrete bin storage, involving the minor subdivision of the existing ground floor retail unit. However, the scheme would still retain an active commercial frontage on the street scene, to both Oldham Road and Milnrow Road, within the defined local centre and a large, functional/useable retail floor area would be retained for the existing retail use at ground floor (circa 88m²).

The NPPF and Core Strategy are both clear that residential development within existing centres is to be encouraged, where it does not explicitly damage the viability and vitality of the centre or detract from the provision of other employment space. The proposal does not conflict with this and would enable the continued use of the retail floor area at ground floor levels, whilst also allowing the sustainable use and maintenance of the Grade II Listed building in a highly sustainable urban location.

It is also noted that permitted development rights exist for the property, as conferred by Schedule 2, Part 3, Class O of the GPDO, for change of use from offices (Class B1a) to dwellinghouses (Class C3) and therefore to object on the basis of the loss of employment land to residential purposes would not be sustainable. It is therefore considered that the change of use of the building from office space at upper floors to residential use is acceptable in principle. It is further noted that planning permission has historically been granted for the change of use of first and second floors from offices to 4 self-contained flats (permission reference 97/D34269), as well as in 2018 for a 7 bedroom HMO (17/01170/FUL).

With regards to the golden thread of sustainable development running through the NPPF, the site is located within an urban, central location within walking distance of a variety of retail, leisure, health, education and community based amenities in the local centre and town centre. The site is also located within close proximity to high frequency bus routes, with Rochdale Train Station and Metrolink stops also within close proximity. The proposed development is therefore considered to be within a sustainable and accessible location.

It is therefore considered that the principle of the development would comply with the policies within the UDP and those within the NPPF for directing new housing development in sustainable locations and provide a more flexible supply of housing. The proposed development would also make a small but valuable contribution to the supply of housing in the borough in accordance with the objectives of the NPPF.

Visual Amenity and Impact on Heritage Assets

One of the core planning principles of the NPPF is to always seek to secure high quality design. Section 12 of the NPPF places particular emphasis on achieving high quality design and section 16 places value on conserving and enhancing the historic environment. Paragraphs 131 and 135 of the NPPF state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

Paragraph 208 of the NPPF states that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal, and this assessment should be taken into account when considering impact of the proposal on a heritage asset. Paragraph 212 of the NPPF states that in considering the impact of a proposed development, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration of a heritage asset and as they are irreplaceable, any harm or loss should require clear and convincing justification (p.213).

Locally, Policy P3 of the adopted Core Strategy requires all new developments, regardless of location in the Borough, to adhere to high standards of design. Policy DM1 of the adopted Core Strategy states that all development proposals will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations.

Policy P2 of the adopted Core Strategy states that the Council will protect the borough's heritage by conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. This is also supported by saved UDP Policy BE/17. In this case, the site lies within the Rochdale Town Centre Conservation Area.

The application building is a prominent feature of the eastern edge of the Conservation Area, sitting at the junction of Oldham Road and Milnrow Road in the 'Regency Drake Street' Character Area and has a strategic position at the top of the hill. The building was established in 1869 and erected in 1877. The Council's Conservation Area Appraisal notes that recent research suggests that the building was used as a Conservative Co-op – an early rival to the Rochdale Pioneers.

The building itself is a Grade II listed building and also a locally listed building. The building consists of stonework pillars at ground floor level, with a brick façade at upper floor levels. Each window opening includes a traditional stone surround, with an arched appearance and significant architectural detail. The upper floor of the building includes gabled pediments with of a traditional architectural style. A large clock on the corner contributes significantly to the positive image of the building and its presence in the street scene and conservation area.

Paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. No significant external alterations to the fabric of the building are proposed and so the traditional features are to be maintained. In order to seek enhancements to the building, where possible, Officers requested the removal of the roller shutter doors to the HMO entrance which is recommended to be secured by condition. This relieves the listed building of alien modern fixings and so is considered to be a positive contribution by the scheme. Other works include the installation of secondary glazing at upper levels behind the existing timber sash windows (to be retained). As indicated on drawing 14B, the secondary glazing is to be made using aluminium frames in a matching sliding sash style, installed to mirror the timber sash style to allow the secondary glazing sight lines to match the existing windows.

Generally, much of the proposed works will have a neutral impact on the significance of the designated heritage asset, however, in acknowledgement of paragraph 202 of the NPPF, elements of the proposal will lead to less than substantial harm, in particular the installation of new internal stud walls and installation of a new fixtures and fittings including a new kitchen at first floor. In weighing up this harm, it is recognised that the proposal works will have significant public benefits, allowing the future maintenance of the Grade II listed building whilst adding to the housing stock within the borough. Subject to conditions, the development is found to be acceptable and in accordance with section 16 of the NPPF, PfE policy JP-H1, Policies P2 and P3 of the Core Strategy and saved UDP Policy BE/17.

Residential amenity

Policy DM1 of the adopted Core Strategy states that all development proposals will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations.

The SPD – Guidelines and Standards for Residential Development provides advice on the acceptability of proposed living accommodation, taking account of amenity of future occupiers and those surrounding.

Paragraph 4.1 of the SPD states that a minimum distance of 14.0m should be achieved between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room.

The property is located to the edge of Rochdale Town Centre, and within a defined Local Centre. It is considered that certain levels of activity, noise and disruption would reasonably be expected within an area such as this. Within the context of the surrounding area, it is not considered that the use of the building for residential purposes, particularly on a scale such as that proposed, would result in an adverse impact on the character or amenities of the area. It is noted that the existing office use could result in a significant number of comings and goings throughout the day, and when compared against this the proposed residential use would not be detrimental to surrounding uses.

The approved retail use at ground floor level is subject to a condition controlling opening hours to between 08:00 and 20:00 hours on Mondays to Fridays, and between 08:00 hours and 17:00 hours on Saturdays, Sundays and Bank Holidays. It is considered that the operation of the ground floor for either office or retail purposes would not therefore impact upon the amenity of future occupiers above.

The Council's Public Protection department have been consulted on the proposal and reviewed the submitted noise assessment. Environmental Health Officers offer no objection subject to the homes being constructed in line with the requirements of the submitted noise impact assessment 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.

In recognition of the Grade II listed status of the building, an indicative window section drawing (14B) has been provided, which demonstrates the retention of the existing sash windows and the proposed installation of new aluminium secondary glazing (in a sliding sash style to match to allow retention of sight lines/ventilation) to achieve the above necessary noise levels. Subject to an appropriately worded condition, the application is acceptable in this regard.

In other considerations the windows within the northern elevation of the building would directly face the 'One Dental' dentist practice, located at 1 Milnrow Road. The

windows within this facility are not considered to be principal windows for the purposes of the SPD guidelines outlined above, as they are utilised for commercial purposes. Given the nature of this business and the intervening main highway between the two buildings, at a distance of 14.5m the privacy of future occupiers of the HMO and surrounding uses are considered to be acceptable.

Notwithstanding the above it is noted that a previous application on the site (17/00884/FUL) was refused on residential amenity grounds due to the unacceptable living environment that would be provided with the development. No living room or similar associated amenity space was provided and the kitchen/dining areas, which were small, were the only areas of communal space proposed.

The current application has reduced the number of bedrooms from nine to eight and now includes a larger kitchen/dining space and communal lounge area. The Council's Strategic Housing Department have been consulted on the application and they have raised no concerns with the layout or the level of accommodation proposed. It is considered that the proposal would provide an adequate level of amenity for future residents and the accommodation would provide a good standard of amenity. As such it is considered that the inclusion of a lounge has addressed the previous reason for refusal and the application would be acceptable in terms of residential amenity.

Further to the above it is considered that the proposed layout has addressed the previous amenity reason for refusal and the application would be acceptable in terms of residential amenity. The application would therefore accord with policies DM1 of the adopted Core strategy and policy in the NPPF.

Highways, Access and Refuse Storage

Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on transport 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. Policy T2 of the adopted Core Strategy is regarding improved accessibility.

The SPD – Guidelines and Standards for Residential Development provides advice on bin storage provision for residential properties.

Consultation has been undertaken with the Highways Authority, who have raised no objection to the proposal. The Core Strategy contains no set parking standards in relation to HMOs; each is required to be reviewed on an individual basis taking into consideration the location. No off-street parking is proposed to serve the development although it is noted that secure cycle storage for 9 bicycles is proposed within the basement.

A development of this nature is less likely to provide accommodation for residents who own a vehicle; HMOs often cater for residents in need of flexible, short term and affordable letting accommodation. It is considered that it lies within a sustainable location. The site is located within a defined Local Centre, and is within walking distance of the main Rochdale town centre, providing a variety of shops and services for future occupiers.

The site is within close walking distance of the town centre and station Metrolink stops, and Rochdale Railway Station. Rochdale Bus Station is located adjacent to the town centre Metrolink stop, providing further transport links. This would reduce reliance upon the private car.

The level of traffic the development would generate would not create a significant negative impact upon the existing local highway network or have a significant negative impact upon road safety. Existing Traffic Regulation Orders on the highway surrounding the proposed development will deter on street parking in dangerous/inconsiderate areas.

In accordance with the Council's 'Recycling and refuse collection services – A design guide for developers' leaflet, waste containers should allow for a minimum capacity of 16 litres per resident per week for each of the material streams namely: paper & card, bottles & cans, garden & food and general waste. This would equal 128 litres per week in total (16 litres x 8 residents = 128 litres). It is assumed that this would be catered for by the smaller recycling and domestic refuse containers, which are 360 litres capacity each. These bins require a width of 760mm and depth of 1015mm floorspace. A total area of 1.54 square metres is therefore required for the purposes of bin storage- of which the room provided is 7.15m². The Council's Highways Engineers has offered no objection to the bin storage arrangements for collection.

The development therefore accords with Policies T2 and DM1 of the CS, the Residential Standards SPD and the NPPF.

Conclusion

The site is located within a highly sustainable urban location and the conversion of the upper floors to residential would not damage the viability and vitality of the centre, or detract from the provision of other employment space. The development would lead to less than substantial harm on the significance of the Grade II listed building and bring about public benefits, including allowing the future maintenance of the designated heritage asset and providing additional housing stock within Rochdale. Subject to conditions, the development raises no significant amenity concerns or highway safety issues.

RECOMMENDATION

GRANT subject to the following conditions:

That planning permission be granted 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. The development hereby permitted shall be carried out in accordance with the following approved plans and documents unless otherwise required by the conditions below:

Drawing 24047-01- Location Plan

Drawing 24047-04 – Existing and Proposed Site Plan

Drawing 24047-10 – Proposed Basement Plan

Drawing 24047-11 – Proposed Ground Floor Plan

Drawing 24047-12B – Proposed First Floor Plan

Drawing 24047-13A – Proposed Second Floor Plan

Drawing 24047-14B – Proposed Details (Secondary Glazing)

Noise Impact Assessment Report reference P8015-R2-V2 dated 11.12.2024

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 first occupation of the development hereby approved, the secondary glazing as indicated on approved drawing 14B shall be installed to all upper floor habitable room windows and must 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 occupation validation testing shall be carried out to ensure that the internal and external noise levels have been achieved and shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of residential amenity and to protect residents from any harmful levels of noise and disturbance and to accord with policy DM1 of the Core Strategy and policy in the National Planning Policy Framework.

4. The bin storage area as shown on drawings 04 and 11 shall be made available for the storage of bins prior to first occupation of the development and be retained thereafter.

Reason: In the interests of visual amenity and highway safety and to accord with policy DM1 of the Core Strategy and policy in the National Planning Policy Framework.

5. The bike store as shown on drawing 10 shall be made available for the storage of bicycles prior to first occupation of the development and be retained thereafter.

Reason: In the interests of highway safety and visual amenity and to encourage the use of sustainable transport methods and to accord with policy DM1 of the Core Strategy and policy in the National Planning Policy Framework.

6. Prior to the first occupation of the development hereby approved, the existing roller shutters and frames to the south facing side elevation at ground floor level shall be entirely removed. The surrounding area shall be made good and where repointing works are required, a mortar shall be used to match the existing. All raking out and repointing shall be carried out using hand tools, within the confines of the joint, finished slightly recessed from the face of the brickwork. All repointing work shall be carried out by a competent specialist contractor.

Reason: To ensure that the materials used are visually appropriate to the locality, in the interests of the character and appearance of the

designated heritage asset, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

7. The development hereby approved shall be for use by 9 residents only and the communal living spaces as shown on approved Drawing 24047-12B and Drawing 24047-13A shall be retained for communal use for so long as the property remains in use as a HMO.

Reason: To ensure that an adequate standard of amenity and living space is provided for the residents in accordance with DM1 of the adopted Rochdale Core Strategy, Policy JP-H3 of PfE, the SPD and the NPPF.

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:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site.

INFORMATIVE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.

Report Author Anna Hayes