

APPLICATION NUMBER: 23/00810/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/00810/FUL

CASE OFFICER

Rosalind Gralton

DETERMINATION DATE 09.10.2023 EXT OF TIME 09.08.2024

Address: Land Off Harrow Avenue And To Rear Of, 611-613 Bury Road, Rochdale

Proposal: Erection of 3 no. detached dwellings with associated access and landscaping

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	NA

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?	NA
	Neighbour comments received?	Y

EIA	Screening opinion completed and saved to Onbase?	NA
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CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION

APPROVE SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: LA

DATE: 08.08.24

SITE

The site relates to a parcel of vacant land off the eastern side of Harrow Avenue, south of Bury Road.

Harrow Avenue forms part of a residential area characterised by detached and semi-detached homes. To the eastern side of Harrow Avenue closest to the application site, properties vary between single storey bungalows to 1 and a ½ storey dwellings.

The site is not within a conservation area nor is adjacent to any listed building or its setting. The site is located within the defined urban area. The site is adjacent to a greenspace corridor and watercourse.

A private access road a cars width provides access to the site as existing.

It is noted prior to the submission of this application, works begun on site in relation to the demolition of the former meadow.

PROPOSAL

The proposal seeks planning permission for the erection of three detached dwellinghouses on the site.

The dwellings would be two storeys with a flat roof design, with private rear gardens, and off street parking spaces.

Materials proposed include brickwork, aluminium franked windows and doors and metal copings. Location of bin storage is detailed on plans as within private rear gardens and with a collection point indicated on the site plan.

The proposal is accompanied by a Biodiversity Net Gain (BNG) metric. It should be noted the site was submitted prior to the legislation for BNG for small sites coming forward, and therefore there is no legal requirement for this to be secured in this way.

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- H3 Type, Size and Design of New Housing

JP-G8 A Net Enhancement of Biodiversity and Geodiversity

Adopted Rochdale Core Strategy (CS):

SO1 – To deliver a more prosperous economy

- E1 – Establishing thriving town, district and local centres
- E2 – Increasing jobs and prosperity
- E5 – Encouraging the visitor economy
- E6 – Supporting and diversifying the rural economy

SO2 – Creating successful and healthy communities

- C1 – Delivering the right amount of housing in the right places

SO3 – Improving Design, image and quality of place

- P1 – Improving image
- P3 – Improving design of new development

SO4 – Promoting a greener environment

- G7- Increasing the value of biodiversity and geodiversity

SO5 – Improving accessibility and delivering sustainable transport

- T2 – Improving accessibility
- DM1 – General Development Requirements

Unitary Development Plan (UDP):

G/D/1 – Defined Urban Area

G/8 – Greenspace Corridors

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

04/D44225 - Erection Of One Detached Dwelling With Detached Double Garage – Grant subject to conditions

05/D45295 - Erection Of One Detached Dwelling Detached Double Garage With Access From Harrow Avenue (Revised Proposal D44225) - Grant subject to conditions

DC00017 - Approval of detail reserved by condition - Request Completed

CONSULTATION RESPONSES

Urban Design

No objections following amended plans.

Gtr Manchester Ecology Unit

No objections following submission of amended site plan and BNG metrics. Planting schedule is requested via condition. Long term landscape and ecological management plan secured to decision notice as requested.

Tree Officer

No comments received to date

Highways And Engineering

No objection subject to conditions requiring construction detail of access road and servicing management plan.

The Coal Authority

No objections. Informative attached to decision notice as requested.

Lead Local Flood Authority/Drainage

No objections subject to condition.

Env Health - Noise/Odours

No comments received to date

Environmental Control (Landfill Gas)

No objections. Site Investigation condition proposed.

United Utilities

No comments received to date

REPRESENTATIONS

The application was publicised by site notice and neighbour notification. 27 letters of support were received. 1 letter of objection were received.

The letter of objection raised concerns of the proposed black facing brickwork and how in keeping this would be with the surrounding character of the area.

Letters of support raised the following supporting points:

- The site was previously a mess
- The houses will benefit the area
- The site was an eyesore
- Much needed homes
- Contemporary house types
- Small affordable properties in a high cost area
- The properties will be small in floor area
- Concern they were not notified earlier
- Fantastic homes

Officer response: For clarity, the proposed homes are to be owner occupied, for private market sale as detailed on the application form.

ANALYSIS

Principle of Development

The site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside.

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 Core Strategy polices C1 and saved UDP policy G/D/1 and the NPPF

Ecology and Trees

Policy G6 of the Rochdale CS states we will expect development proposals to 'not sever, not impede the key functions of designated greenspace corridors or river valets, or detract from their natural, visual or recreational quality, but enhance their value and accessibility'. Additionally, saved policy G/8 further states the protections Greenspace Corridors must benefit from.

The site is located adjacent to a Greenspace Corridor. None of the site is included within the greenspace corridor and the proposal would not encroach upon one. This therefore satisfies policy G6 of the Rochdale CS and G/8 of the Saved UDP.

Policy G7 of the Rochdale CS also states 'no development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development should result in a net gain'. Additionally, policy JP-G8 of Places for Everyone states 'development should be expected to achieve a measurable net gain in biodiversity of no less than 10%'.

The Greater Manchester Ecological Unit were consulted on the application. The originally submitted Preliminary Ecological Appraisal lacked the required information and did not detail compensation for lost habitats or that the land was cleared ahead of development, which previously benefitted from trees and scrubland. Following this the Council's Ecologist recommended a judgement should be made on the previous value of the habitat, and appropriate compensatory measures should be provided.

A revised PEA was submitted and a small sites BNG metric were submitted. However the site plans did not tally with the proposals included within the metrics, and nonetheless these benefits would still result in a loss of biodiversity with no compensation provided.

Following amendments, a revised site plan and BNG assessment was provided which showed no net loss as a result of the proposals and a 12% net gain of habitat units on the site. This % therefore achieves the requirement as stated within the aforementioned policies JP-G8 and Rochdale CS Policy G7. Consequently the Council's Ecologist raised no objection subject to a long-term management plan and planting scheme condition. Additionally a condition is also proposed to provide details of all soft and hard landscaping across the site.

The Council's Arboriculturist was consulted on the application following submission of the Arboricultural Impact Assessment and Method Statement. Following the details of BNG uplift, the recommendations of the submitted reports are secured via condition.

Subject to conditions the proposal is acceptable and in accordance with policies JP-G8 of PFE and Rochdale CS Policy G7.

Design and Character

The NPPF states 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. This is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

PfE Policy JP-P1 is consistent with the aims of the NPPF requiring new development to be well-designed in that it too seeks to ensure that new development is distinctive with a clear identity that respects and acknowledges the character and identity of the locality and is visually stimulating, creating interesting and imaginative environments.

The proposed buildings would be three no. two storey detached dwellings, constructed in brick with a contemporary flat roof appearance. The properties are located on land just off Harrow Avenue; directly behind the bungalow at No 1 Harrow Avenue and behind the properties at 615-611 Bury Road. The closest property would be 21m from the adopted highway and views of the dwellings would be in glimpses only from the streetscene of Harrow Avenue.

The Council's Urban Design Officer was consulted on the scheme, and following submission of amended plans, removed their objection to the scheme subject to details and samples of materials being secured via condition. The Officer still holds concerns regarding the flat roof vernacular of the development, however acknowledges the site is relatively tucked away and therefore a different architectural character is suitable without harming the streetscene of Harrow Avenue or Bury Road. This is evident from site visit photos, the 21m distance from the adopted highway, and how the proposed development would fill the whole site, and would be unlikely to ever be extended beyond three dwellings due to the site's physical constraints.

On balance, the proposals are of a contemporary design which in this unique proposed site and setting is acceptable. The amendments sought have presented a reduction in the bulk of the House Type 3 and a more coherent and uniform design when read together. As such, it is not considered the proposal would be unacceptable in respect of design, and would comply with Policies P1, P3 and DM1 of the Rochdale Core Strategy subject to conditions.

Impact on surrounding residential properties

Core Strategy policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenity of future residents and occupiers. Paragraph 135 of the National Planning Policy Framework advises that planning decisions should result in places with a high standard of amenity for existing and future users.

The Council's 'Guidelines and standards for residential developments SPD' provides guidance on design of residential development. Section 4.1 of this states:

'The following minimum space standards will be applied to all new residential developments and developments which affect existing residential properties:

- (ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room (Figure 3);*
- (iii) 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room (Figure 4).'*

The single storey side garage of Plot 1 (House Type 1) is sited 10m away from the rear elevation of 1 Harrow Avenue, with the two storey elevation 14m distance away.

No habitable room windows are proposed on this side elevation and recessed and stepped in brickwork is proposed to provide relief. While it is acknowledged the occupants of 1 Harrow Avenue do benefit from open space to the rear of their property currently and the proposals will seek to remove that, the flat roof design has reduced the scale of the proposals and the bulk of the House Type 1 is designed in a way to reduce any unacceptable impact in this respect. Details of materials are secured via condition. As such, the proposal would not result in any unacceptable impact on residential amenity.

The properties are 19m away from single storey rear elevation of closest property on Bury Road to the north, and would not be considered to overlook or result in an overbearing or overshadowing impact. Additionally, a landscaping scheme and details of boundary treatment are secured via condition to ensure additional screening of the proposals.

The properties located at 3-7 Harrow Avenue benefit from larger gardens than the property at 1 Harrow Avenue. As such the proposal would not directly impact their amenity. It is noted the rear windows of the proposed dwelling – specifically Plot 1 - may promote views into the rear gardens, however given the siting these would be oblique angles only. A landscaping condition is secured in addition to details of boundary treatment.

Properties located to the south and south east of the site are benefitted by intervening woodland and trees, providing a buffer to the properties on Eton Close. As such, these properties would not be unacceptably impacted by the proposals.

The proposed development would therefore be in accordance with the requirements of Core Strategy Policies P1, P3 and DM1, and the policies within the NPPF.

Occupier amenity

Policy JP-H3 of PfE states all new dwellings must comply with the Nationally Described Space Standards (NDSS).

The proposed dwellings internal and total external area is provided in the below table:

Type of property	Bedrooms and Bedspaces	NDSS minimum internal standards for type (sqm)	Proposed internal space (sqm)	Gross External Area
House Type 1 – Two storey	3 bedrooms 5 bedspaces	93	174	204
House Type 2– Two storey	2 bedrooms 4 bedspaces	79	161	178
House Type 3 – Two storey	3 bedrooms 5 bedspaces	93	149	176

The proposed minimum space standards for the internal floorspace of all properties is exceeded. In addition, each property has a private rear garden area which provides additional outdoor space.

Each bedroom shown meets the minimum bedroom requirements of 11.5sqm for a double bedspace and 7.5sqm for a single bedspace (with a minimum width of 2.15m).

Each habitable room would benefit from adequate light and no concerns are raised in this respect.

Highways

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.

The Council's Highways Officer was consulted on the application. Concerns were raised regarding 6m of clear reversing space behind the parking spaces, and the proposed servicing. The agent has since confirmed a clear 6m reversing space behind the parking spaces.

Concern was also raised regarding the construction of the pedestrian paths into the site. While Highways confirmed it would be unlikely to be part of an adopted highway the standard of the constructed pedestrian access road would need to meet the required standards for residential development. As such construction details of the access road have been attached via condition.

Concerns were raised regarding the distance exceeding 30m from the home to the bin collection point as this would not comply with building regulations. This alone would not be considered unacceptable, however concerns are noted regarding the access of service vehicles in and out of the site. As a result of these concerns, a servicing plan is secured via condition.

Subject to the proposed conditions to address the above concerns, no objections are raised.

Contamination

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

The southern half of the site is a high-risk coal mining area, and therefore a high risk of contaminated land not safe for residential use is possible. As part of the application the applicant has submitted a Phase I Preliminary Risk Assessment which has concluded a geotechnical investigation may be required for building control and foundation design, boreholes would be required if any structures are proposed within the Development High Risk Area, ground gas protection measures will be required if ground gas monitoring is not completed, and validation testing of soils placed within the proposed garden cover system will be required to confirm suitability for use.

The Council's Environmental Protection Officer was consulted on the application and proposed a condition relating to a Phase II Site Investigation condition and details of remedial work. A separate condition is attached to ensure a validation study is also provided and a satisfactory quality of land is provided to ensure the land properties are safe for future end users. Subject to this the requirements of the Core Strategy and NPPF are considered to have been met.

Drainage

The Council's Drainage Officer was consulted on the application and provided an initial response which noted the site includes a watercourse to the south. No details are provided by the applicant as to the storage of rainwater and how to control the discharge, and therefore these details are secured via pre-commencement drainage condition attached to the decision notice.

RECOMMENDATION

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, files and documents:-

House Type 1 – Proposed Floor Plans – AS826-04 Rev A – received 25/06/2024

House Type 1 – Proposed Elevations - AS826-05 Rev C – received 25/06/2024

House Type 2 – Proposed Floor Plans AS826-06 Rev A – received 25/06/2024

House Type 2 – Proposed Elevations AS826-07 Rev C – received 25/06/2024

House Type 3 – Proposed Floor Plans AS826-08 Rev A – received 25/06/2024

House Type 3 – Proposed Elevations - AS826-09 Rev C – received 25/06/2024

Proposed Site Plan - AS826-03 Rev C – received 25/06/2024

EXISTING AND PROPOSED STREET SCENE ELEVATIONS - AS826-10 - Rev B – received 25/06/2024

Biodiversity Assessment – 08/04/2024 – prepared by Cube Architecture and Epsenv Ltd

Amended Small Sites Metric – 08/04/2024

Preliminary Ecological Appraisal received 25/01/2024

Phase I Geo-Environmental Assessment prepared by e3p dated July 2023
AIA and Method Statement dated July 2023

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

3. Notwithstanding any information submitted with the application, no development shall take place until an investigation has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons 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 comprise:

- ii) where potential risks are identified by the Preliminary Risk Assessment, a site investigation survey of the extent, scale and nature of contamination and;
- 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,
 - archeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

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

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy 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.

4. Notwithstanding any detail shown on the approved plans or provided with the application submission, no development shall take place until a scheme for the discharge of foul and surface water from the site (including surface water from hard landscaped areas and parking area), has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance, shall be accompanied by evidence of an assessment of the site conditions and shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. For the avoidance of doubt, foul and surface water shall be drained on separate systems. Details of how the drainage scheme will be maintained and managed after completion shall be provided.

The duly approved scheme shall be implemented prior to first occupation of the development hereby permitted and retained as such thereafter.

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.

5. No development shall commence until a landscape and ecological management plan (LEMP) has been submitted to and approved in writing by, the local planning authority. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism{s} by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that the proposed landscaping works ecological benefit are maintained over time having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

6. No above ground construction works shall take place until samples on site and full specifications of materials to be used externally on the building(s) 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. The development shall be carried out in accordance with the approved details. For the avoidance of doubt the materials shall include brick, aluminium frames and aluminium canopy cladding.

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.

7. No works to the construction of the pedestrian access shall commence until full details of its design have been submitted to, and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: In the interest of highway safety and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8. Notwithstanding the development hereby approved, no above ground construction works shall take place until detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

9. Pursuant to condition 3, and prior to first occupation of any dwelling, a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

10. The development approved shall not be occupied until a statement detailing the proposed servicing arrangements of the building, including collection of waste, has been submitted to, and approved in writing by the Local Planning Authority.

The development shall not be operated otherwise than in accordance with the approved servicing statement.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework.

11. Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

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

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

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

12. No part of the development shall be occupied until such time as details for the bin collection area has been submitted to and approved in writing by the Local Planning Authority, and implemented. The approved refuse and recycling scheme shall be retained as constructed for its intended use thereafter.

Reason: To ensure the provision of satisfactory and secure facilities for storage of refuse and in the interests of visual amenity in accordance with policy P3 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

13. Before the development hereby permitted is occupied, full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to occupation of the final dwelling.

Reason: In the interests of visual and residential amenity and in accordance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

14. The construction of the development shall be carried out in compliance with the Arboricultural Method statement prepared by Pennine Ecological. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To safeguard the trees, and to conserve biodiversity value in accordance with Policies G6, G7, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

15. The car parking to serve the development hereby permitted and as shown on plan 'Proposed Site Plan - AS826-03 Rev C – received 25/06/2024' shall be made fully available for use prior to first occupation of the dwelling its serves and shall be retained thereafter.

Reason: To protect the amenity of nearby occupants and to accord with policies G9 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.

Report Author Rosalind Gralton