

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01568/FUL	Majid Mir	6 June 2023

Address: Wardle Academy, Birch Road, Wardle, Rochdale, OL12 9RD

Proposal: Part two/part single storey extension to school to create additional teaching facility, door to ground floor west elevation and relocation of site boundary gates

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?	Y

EIA	Screening opinion completed and saved to Onbase?	N
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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
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CHECKED AND SIGNED OFF BY: RG

DATE: 16 June 2023

SITE

This application relates to Wardle Academy, a secondary school in the Wardle Area approximately 3km northeast of Rochdale Town Centre. The school is comprised of a complex of several large buildings, all sited in close proximity of each other. The majority of the buildings are newly constructed buildings, with the only remaining buildings prior to the redevelopment being located to the south of the site. The school grounds cover an area of approximately 5 hectares. The school is accessed via Birch road to the east and is sited in a predominantly residential area, with concentrations of dwellings to the south and east. Birch Hill Hospital is sited on the opposite side of Birch Road at the northern end of the site, with agricultural land immediately west and north of the school.

This application is focused around a gated car park at the southern end of the site, adjacent to Green Meadow. The proposed development would be attached to the Anderson Suite which is attached to block D by a single storey structure. Anderson Suite has a gable roof design and block D has a flat roof design. Immediately to the south of the car park and adjoining the site are a number of residential properties. The residential properties are set on lower ground than that of the car park area. A fence separates the school from the residential properties. Red brick is the predominant external material used on the buildings in this area.

PROPOSAL

This application proposes to construct a part two storey, part single storey extension to the school to create additional teaching facilities. The proposed building would be adjoined to the Anderson Suite. Access to the building will be possible from both the ground floor and first floor of the Anderson Suite. Additionally, the proposal would see a new door inserted in the ground floor west elevation of the adjoining building and relocation of site boundary gates along the boundary with the playing field.

On the ground floor of the proposed extension will be 2 classrooms, a prep kitchen store room, changing room and 2 water closets. On the first floor the proposed extension will have 1 classroom, 1 SEN resource room and a store room.

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
C7	Delivering education facilities
C8	Improving community, sport, leisure and cultural facilities
SO3	Improving design, image and quality of place
P3	Improving design of new development

SO4	Promoting a Greener Environment
G4	Protecting Green Belt
G8	Managing water resources and flood risk
G9	Reducing the impact of pollution, contamination and land instability
SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility
Appendix 5	Schedule of parking standards
DM1	General development requirements
SD1	Delivering sustainable development

Unitary Development Plan (UDP):

G/D/2 Green Belt

EM/7	Development and Flood Risk
EM/8	Protection of Surface and Groundwater

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

The site has an extensive planning history, the most relevant planning applications have been listed below.

10/D53838	Outline application for partial demolition to existing school, alterations and extension to form new teaching block Decision: Granted Subject to Conditions.
12/D55280	Partial Demolition, Remodelling And Extension To Existing School Buildings To Form New Teaching Blocks And Sports Hall, Together With Associated Access, Car Parking, Cycle Storage And Enhanced Bus Drop Off Point, All Weather Pitch, Hard And Soft Landscaping, Fencing And Boundary Treatment, External Lighting And Service Yard And Bin Store Decision: Granted Subject to Conditions.
12/D55478	Provision Of Two Storey Temporary Classroom Accommodation Together With Associated Toilet Blocks, Hard Standing And Access. Decision: Permitted Development.
12/55831/ANM	Non material amendment to planning permission 12/D55280 for the omission of photo voltaic panels and the provision of a combined heat and power plant to be partly enclosed with fencing and landscaping. Decision: Granted Subject to Conditions.
13/00705/ANM	Non material amendment following planning permission 12/D55280 for the installation of photo voltaic solar panels. Decision: Granted Subject to Conditions.
14/00671/ANM	Non material amendment to planning permission 12/D55280 for the increased height of parapet wall to Block D.

Decision: Granted Subject to Conditions.

20/01552/FUL

Conversion of existing sports hall building to provide teaching accommodation and the erection of a new single-storey entrance lobby.

Decision: Granted Subject to Conditions.

CONSULTATION RESPONSES

Highways And Engineering

As with all school developments the main highway issues would be road safety, especially during drop off or pick up periods and parking provision.

The application includes a Highways Technical Note (TN) which will be the basis of Highway comments.

The proposed development would result in the loss of parking provision and at the same time increase parking demand which is a concern. The TN reports that there is adequate on street parking available in the streets surrounding the school which only adds to our concerns. After visiting the streets surrounding the site it is clear that on street parking is close to capacity and we could not support an application that promotes additional parking in these locations.

The existing car parks within the school site appear to be oversubscribed with no spare capacity for the additional parking that the development would generate. The TN reports that the number of residual parking spaces exceed the number within the Council's maximum standards, however in reality the school itself generates parking demand in excess of the current standards. A refusal on parking grounds may not be sustainable however we would ask that certain conditions are applied, if permission were to be granted. The applicant should submit a robust Travel Plan Framework for approval and we would expect that the full Travel Plan should promote the potential connections into the sustainable travel links, this Travel Plan should be in place 6 months after first occupation of occupation.

The car parking spaces, identified within the TN, should be retained for their intended purpose and no goods, temporary structures, products, materials, refuse or similar items shall be stored within the parking areas as indicated on the approved drawings at any time.

We do not expect that the development would generate levels of the vehicle movements that would have an impact on highway capacity.

The servicing arrangements for the proposed development as identified within the TN would appear to be acceptable

Having reviewed the accident data it would appear that there are no apparent road safety issues on the highway network around the school. We would not expect that this would change as result of the development.

Subject to the requested conditions Highways raise no objection to this application.

Following Travel Plan and Construction Management Statement provided:

The proposed extension will have no noticeable impact on existing traffic volumes when considered against background traffic.

The current parking provision exceeds the council's maximum standards, after the proposed extension is completed the parking provision will remain in excess of the council's maximum standards. We cannot therefore raise any objections on parking grounds.

Access to the site remains unchanged.

The site layout remains suitable for the expected volume and types of traffic. Refuse Collection will not be impacted by these proposals.

No changes are proposed to the surrounding highways.

We have no new Road Safety concerns as a result of this development.

Alongside these proposals the developer has submitted a revised School Travel Plan. The Travel Plan outlines a strategy for the continued encouragement of sustainable travel means.

OFFICER RECOMMENDATION:

No objections to this development as proposed.

Env Health - Noise/Odours

No comments received to date

Lead Local Flood Authority/Drainage

Following details of drainage provided:

The drainage design meets sustainable drainage standards, and includes permeable surfacing with land-drain (if ground is saturated) and an attenuation tank and flow control of 5 l/s to public sewer. As advised, 5 l/s is the lowest acceptable flows control value such that the orifice is not prone to blockages.

SUGGESTED DRAINAGE CONDITION

The drainage infrastructure associated with the development shall be completed in accordance with the drainage details provided on the Surface Water Management Layout drawing ref 14570/30/P2 by Northern Structural Services - May 2023. Any alternative shall be similar, and gain prior approval from the Council's Drainage Officer.

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

Environmental Control (Landfill Gas)

No comments.

Schools Service

No comments received to date

REPRESENTATIONS

Letter of notifications were sent to neighbouring properties and site notices were placed in the vicinity of the site. One neutral response was received seeking more advice on the application. No other responses were received.

ANALYSIS

Layout, Design and Appearance

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals 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, paragraphs 126 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes onto state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Finally, paragraph 134 of the NPPF states that 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

The proposed extension would be partly a two storey extension and partly a single storey extension. The proposed extension would have a flat roof and would have external finish consisting of red brick and black cladding. The two storey element of the proposed extension would adjoin an element of the existing building that is also two storeys tall. However, the element of the existing building that the proposed extension would adjoin has a gable roof design. Although a traditional gable roof design would have been preferable, owing to the amenity impact on the residential properties, a flat roof design has been used. It is noted that the majority of the school complex has been rebuilt recently, with the adjoining buildings, including block D, being retained. A large proportion of the redevelopment of the school and block D have flat roofs.

For the proposed extension to have sufficient height at the first floor level, the eaves of the two storey flat roofed element would be set slightly higher than the eaves of the existing pitched building that it would adjoin. However mixed in with the flat roof structures of the school are numerous buildings that have pitched roofs. There is variation in eave heights between these structures. As such, when viewed in the context of the whole site, the difference with the two adjoining buildings would not be out of keeping. Furthermore, the joint where the two buildings adjoin, would not be visible from green Meadow and would only visible from within the school grounds or from a substantial distance. As such, considering the existing mix of roof designs and with a large proportion of the school consisting of flat roof structures, the addition of

another flat roof building would not be out of keeping or substantially alter the character of the area.

The proposed two storey element of the proposed extension would have a number of columns that run along the building. This would help break up the expanse of red brick where there are no windows proposed. Additionally, the column design along with the brick detailing and fenestration would help create visual interest and would follow a similar design pattern found on the existing building (block D) sited close to the proposed extension. This would have positive impact on the overall design of the proposed extension.

The application proposes to use bricks on the external elevation. The bricks would be Forterra Chertsey Antique Blend brick with Cemex coloured mortar in a dark red. The cladding would be a vertical black cladding (RAL 9004). Rainwater goods, windows and doors would also be black. Additionally the proposed doors would be made out of aluminium and windows would also be made from an aluminium and timber. The proposed materials would be in keeping with the existing buildings. The black cladding on the whole of the single storey element would help create a distinction between it and the two storey element and provide a continuation in the dark colour cladding or brick found along the ground floor element of the existing buildings. Furthermore, the proposal would provide a green roof on the single storey element and vertical wall planting along part of the southern elevation of the two storey element. In regards to the vertical planting, this would help to soften the visual impact of the red brick elevation when viewed from the public highway.

The proposal would include roof cowls on the roof of the first floor element of the proposed extension. These would provide natural ventilation to the classrooms. The plans suggest that these would be black in colour. Although these would appear large in scale, it is noted that these are typical of a site of this kind. The roof cowls would be visible from the highway and have the potential to have a negative impact on the visual amenity of the streetscene if they are overly utilitarian in their design. As such it is considered appropriate to add a condition for detailed drawings and specifications to be provided prior to installation.

Overall, with the amendments secured through the application and the addition of conditions, the design of the proposed development is considered to be acceptable. The proposed development would not unduly impact on the visual amenity of the street scene and would not adversely impact the character or appearance of the area. The design of the proposal is therefore considered to accord with the requirements of policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Amenity

Paragraph 185 of the NPPF also states that Planning policies and decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. Paragraph 130 states that planning policies and

decisions should ensure that developments 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience'. 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.

The "Guidelines and Standards for Residential Development" SPD contains a number of guidance parameters for the design and layout of new housing in order to preserve the amenity standards for surrounding residents.

Noise and Disturbance

The proposed extension would be sited in close vicinity to a residential development, with a number of residential properties adjoining the site. Additionally, it is noted that the wider site is located within a predominantly residential area. It is considered that the activities reasonably expected from such use would be compatible with the surrounding land use and would not lead to an unacceptable level of noise pollution. The intensification of the site by way of additional intake, is not considered to amount to an unacceptable level of noise and disturbance in the context of current activities on site.

Privacy, Overshadowing and Overbearing Impact

Section 4.1 of the Guidelines and Standards for Residential Development 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.

The residential properties that are the most likely to be impacted by the proposed extension are the properties that adjoin the site. These are the six properties of no. 2 to no. 12 Green Meadows. There is a significant level difference between the site and the properties. The ground floor level of the applicant site is set on significantly higher ground than the ground floor level of the residential properties. The extent of the height difference is that when the proposed extension is viewed from the properties, the ground floor element appears like a two storey building and the two storey element appears like a three storey building. The SPD in paragraph 4.2 states that where buildings of three or more storeys are proposed, or there is a marked difference in levels, it may be necessary for the minimum distances set out in paragraph 4.1(ii) and (iii) to be increased.

The proposed extension has been amended to reduce the width of the first floor element and to incorporate a flat roof on the first floor element. With the amendments the single storey element of the proposed extension will be 13.3m

away from the residential properties. In regards to the two storey element, it will be between 22.4m and 18m away from the residential properties. No. 6, 8 and 10 will be the most impacted by the proposed extension. Due to the angle of the residential properties in relation to the proposed extension, and the stepped design of the proposed extension, the distances vary. The element of the first floor that has been stepped back (narrower element) will be between 18m and 22.5m from the rear elevation of no. 6 and 8. The wider element of the first floor extension will be between 18.1m and 22.4m from the rear elevations of no. 8 and 10.

Paragraph 4.1 (ii) states that there should be 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room. This guidance is considered relevant to the single storey element owing to the single storey element appearing like a two storey structure owing to the level difference. It is noted that there is presently enclosed boundary treatment at ground floor level of the applicant site. Furthermore, additional soft landscaping is proposed along the boundary. This would screen a considerable amount of the ground floor element from the rear elevation of the properties. It is noted that the single storey element proposes two windows on the south facing elevation which would face towards the residential properties. It is considered prudent to require these windows to obscured glazing. With the addition of the necessary conditions, it is considered that the ground floor element would, on balance, not unduly impact on the amenity the residential properties.

In regards to the first floor element, the flat roof design has reduced the overall height of the proposed extension. Furthermore, the proposed extension has been reduced in width and vertical planting has been proposed. The use of the planting would help to reduce the amenity impact of the proposed extension. Furthermore, as noted above, the residential properties are set at an angle to the proposed extension and the rear elevation of the properties face north west. Taking consideration of the above, it is considered that, on balance, the proposed extension would not unduly impact on the amenity of the residential properties on Green Meadows.

Occupier Amenity

It is considered that all classrooms and work room / office would receive sufficient amount of light.

In light of the above assessment, it is considered that subject to the addition of conditions, the proposal would provide a satisfactory standard amenity for the users of the site and would not unduly impact the amenity of neighbouring residents, in accordance with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF

Highways

With any application for new development it is important to assess the impact on highway safety and under policy T2 of the adopted Core Strategy it is established that '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'. Policy DM1 of the Core Strategy requires that developments provide satisfactory vehicular access with adequate parking, manoeuvring and service arrangements, taking into account the proposed use and location. Whilst 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'.

The Council's Schedule of Parking Standards requires a maximum of 1.5 car parking spaces per classroom and a minimum cycle space provision of 1 space per full-time staff equivalent in addition to 1 space per 10 pupils. It is noted that the current parking provision exceeds the council's maximum standards. The proposed extension will see some of the existing parking available to the school lost, however, even with the addition of the proposed extension, the parking provision will remain in excess of the councils maximum standards. As such, the highways department raised no objection on the parking arrangements.

Overall, the highways department considered that the proposal would have no noticeable impact on existing traffic volumes when considered against background traffic and it is expected that the proposed development would not generate levels of vehicle movements that would have an impact on highway capacity.

An updated Travel Plan has been provided which outlines a strategy for the continued encouragement of sustainable travel means. The highways department raised no objections to the updated Travel Plan. Furthermore, the servicing arrangements for the proposed development identified within the TN and the Construction Method Statement were both considered to be acceptable

In light of the above, it is considered that the proposals would not unduly impact highway functionality or public safety. The proposals therefore accord with the requirements of Policy T2 of the Adopted Core Strategy and the NPPF.

Drainage

Policy G8 requires that new development does not lead to any form of increased flooding or impeded natural water and flood risk management. In this regard it is important that development includes drainage that is appropriate for the site and that utilised sustainable urban drainage solutions where ever possible. The site is not within an area at increased risk of flooding.

A drainage strategy was provided with the proposal. The Council's Drainage Engineer has stated that the drainage design meets sustainable drainage standards. As such the Drainage Engineer has recommended a condition requiring the drainage scheme is completed in accordance with the approved plans and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. As such, with the addition of the necessary conditions, it is considered that the proposal would accord with Core Strategy Policy G8 and saved UDP policies EM/7 and EM/8, in addition to the provisions of the NPPF.

Principle of Development – Green Belt

The application site is allocated as Green Belt under saved Policy G/D/2 of the UDP. Policy G/D/2 is therefore relevant to any applications on the site and in the supporting text to this policy it is established that the Green Belt will be protected from inappropriate development in order to maintain the framework of open land separating and surrounding the urban areas of the borough. Core Strategy policy G4 seeks to restrict development within the Green Belt to the limited types of development which are deemed appropriate by national planning policies unless very special circumstances can be demonstrated.

Paragraph 147 of the NPPF establishes that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 that continues in stating that Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

A Court of Appeal judgement in *Redhill Aerodrome Ltd v Secretary of State for Communities and Local Government* establishes that 'any other harm' in paragraph 148 of the NPPF includes non-Green Belt harm that is to be taken into account in the weighing exercise of the planning balance as to determining whether or not very special circumstances exist which would clearly outweigh the harm to the Green Belt by inappropriateness and any other harm.

This Court of Appeal judgment is an important reminder that under paragraph 148 of the NPPF, when considering any planning application concerning proposed development in the Green Belt, local planning authorities should continue to ensure that substantial weight is given to harm to the Green Belt and any other harm.

Paragraph 149 of the NPPF establishes that Local Planning Authorities should regard the construction of new buildings as inappropriate in the Green Belt. There are however listed exceptions to this which are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;**
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out

in the development plan (including policies for rural exception sites); and
g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Therefore, the main consideration in assessing the principle of development is whether the proposed scheme constitutes inappropriate development within the Green Belt and, if so, whether very special circumstances have been demonstrated which may outweigh the presumption against development.

Wardle Academy has had substantial work undertaken over the last 12 – 13 years. The vast majority of the old school buildings have been demolished and a new buildings have been constructed. The elements of the building that have been retained from this redevelopment are the red brick structures to the south of the site. These include the building that the proposed extension would adjoin (Anderson Suite) and the building that adjoins the Anderson Suite (block D). The supporting report noted that proposed extension would represent a 42% volume increase in relation to the Anderson Suite. However, when calculating the amended proposal, this has been reduced to 30%. In regards to footprint calculations, the proposed extension would represent an increase in 49.5% increase when calculating against the Anderson Suite. When calculating it against the rest of the attached block D and Anderson Suite, the footprint increase would equate to 11.18%. When calculating against the wider school development, it would be considerably less. The proposed extension would represent a foot print increase of 3.15%. Volume of the whole school development is unavailable, however, when just calculating the extension against the attached block D and Anderson Suite, the proposed extension would equate to an increase of 12.2%.

Furthermore, it is noted that the proposed extension will read as a natural infilling between the existing school buildings and the residential are to the south. Additionally, the proposed extension would be viewed in the back drop of the larger school development.

The supporting report included a green belt assessment. The report has noted that there is vital need for the education facilities with the existing educational provision in Rochdale being considered to be not sufficient to meet the September 2023 pupil intake without the proposed new schools being completed, or an existing facility being extended. The report adds that options for meeting the identified need have been fully explored by the Council. Furthermore, the report notes that at the November Cabinet Report the other schools in Rochdale are also at capacity, and none have expressed an ability to provide more places. As such, at the November Cabinet Report it was concluded that an extension to Wardle Academy is a logical solution.

It is noted that paragraph 95 of the NPPF states that it is important that a sufficient choice of school places are available to meet the needs of existing and new communities and local planning authorities should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.

It is accepted that the need for the additional space for the children could meet the criteria as very special circumstances that would outweigh any harm caused. However, considering the size of the proposed extension in relation to the adjoining buildings and the wider school site, it is considered that the proposed extension would constitute a proportionate addition and it is considered that the proposal satisfied exemption (c). Very Special Circumstances are not therefore required in this instance. In considering the spatial and visual impact to the openness of the greenbelt, the extension would be viewed in the backdrop of the wider school development and would be situated between the rest of the school development and the residential development. The view is therefore that the overall impact to the openness of the green belt would be neutral.

Planning Balance

It is considered, in light of the above assessment, that the conversion of the extension to the school will have an overall neutral impact on the openness of the Green Belt. Paragraphs 143 and 144 of the NPPF state that, as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. No harm through inappropriateness has been identified and no additional harm to the Green Belt has been identified that is not outweighed by other considerations or suitably mitigated. The application proposal therefore accords with policy G4 of the Rochdale Core Strategy and the expectations and requirements of the National Planning Policy Framework in relation to the protection of Green Belt land. As such, the proposed development is acceptable in principle and matters of detail and the application is accordingly recommended for approval.

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:

- Site Location Plan. Drawing no: 052_PLN_090. Rev: P02
- Existing Site and Roof Plan. Drawing no: 052_PLN_100. Rev: P03
- Existing Ground Floor Plan. Drawing no: 052_PLN_101. Rev: P02
- Existing First Floor Plan. Drawing no: 052_PLN_102. Rev: P02
- Existing East and West Elevations. Drawing no: 052_PLN_130. Rev: P02
- Existing South Elevation. Drawing no: 052_PLN_131. Rev: P01
- Proposed Site and Roof Plan. Drawing no: 052_PLN_200. Rev: P04
- Proposed Ground Floor Plan. Drawing no: 052_PLN_201. Rev: P03

- Proposed First Floor Plan. Drawing no: 052_PLN_202. Rev: P04
- Proposed Long Section. Drawing no: 052_PLN_302. Rev: P03
- Proposed South Elevation. Drawing no: 052_PLN_301. Rev: P03
- Proposed East and West Elevations. Drawing no: 052_PLN_300. Rev: P04
- Proposed Cross Section. Drawing no: 052_PLN_303. Rev: P02
- Proposed Detailed Section. Drawing no: 052_PLN_304. Rev: P03

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

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 and the National Planning Policy Framework.

3. The external materials used in the construction of the development shall be in accordance with those specified in the 'External Material Schedule, ref: D/052_SCH_920'.

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.

4. Notwithstanding the details shown on the approved plans, prior to the installation of the roof cowls, full product specifications at a scale of not less than 1:50 shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

5. The development hereby approved shall not be carried out otherwise than in strict accordance with the following documents:

- Wardle Academy, Rochdale Construction Management Plan.
- Wardle Academy T123 Traffic Management.
- Wardle Academy T123 Site Logistics.

Reason: To minimise detrimental effects to the amenities of surrounding occupiers and the area in general and 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 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6. (a) 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.

(b) 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.

(c) 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 Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7. No external lighting shall be installed on the building until a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.

Reason: In the interests of amenity and in compliance with policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8. No part of the development shall be occupied until the drainage scheme has been implemented in accordance with the Surface Water Management Layout (drawing ref: 14570/30 Rev: P2, by Northern Structural Services. The scheme shall be maintained and managed in accordance with the approved details thereafter.

Reason: To ensure the appropriate disposal of surface and foul water and to manage the risks of flooding and pollution in accordance with Core Strategy policy G8, saved UDP policies EM/7 and EM/8 and the National Planning Policy Framework.

9. 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 development hereby permitted, the windows on the ground floor side elevation facing southeast and towards the properties on Green Meadows shall be fitted with a textured glass with an obscuration level of no less than Level 3 of the Pilkington Glass scale (or equivalent), and are either a top opening fanlight or a restricted opening casement, 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.

10. 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, no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the southeast side elevation facing the properties on Green Meadows of the development hereby permitted.

Reason: In the interest amenity and in compliance with the objectives of 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.