

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/01004/FUL	Claire Ringwood	19 th November 2024

Address: 132 Drake Street, Rochdale, OL16 1PN

Proposal: Change of use from offices (Class E) to 5 apartments including the insertion of new ground and first floor side windows, ground floor infill extension to side elevation, internal alterations including new staircase, wall openings and new partition walls. Erection of 90mm boundary walls to rear parking area (Re-submission of 22/01392/FUL)

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/A
	Neighbour comments received?	N

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

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: LA DATE: 28.11.2024

SITE

The application relates to 132 Drake Street, an end property which lies on the corner of Drake Street and Moore Street. It is an attractive red brick two storey building and retains a number of original features, including the door surround. Originally constructed as a private house, it came to be used as the Board of Trade Labour Exchange in the 20th century. The building is listed at Grade II for its special architectural and historic interest. Its Historic England listing states:

"II House, now offices. Early C19. Brick with stone dressings and stone slate roof. Double depth, 2 rooms wide with central entrance and staircase. The 3-bay, 2-storey front elevation has stone sills and cambered brick arches to the sash windows, a stone sill band to the first floor, and open-pedimented door surround with attached Tuscan columns and fanlight, and a wooden modillion eaves cornice."

The building is currently vacant and in a poor state of repair. To the rear of the site is an area of hardstanding currently in use as parking.

The site is located within the Rochdale Town Centre Conservation Area, as well as the Defined Urban Area.

PROPOSAL

The proposal was amended due to concerns raised by the Council's Conservation Officer. Six flats were originally proposed along with a first floor rear extension. The proposed extension has now been removed and the number of flats reduced to 5.

The amended application seeks permission for the change of use of 132 Drake Street from offices (Class E) to 5 residential units (Class C3) (4 x 1 bedroom and 1 x 2 bedroom). To facilitate this change of use, the application proposes the construction of a small infill extension to the side at ground floor level along with internal alterations.

A 900mm boundary wall is proposed to the rear along with 4 car parking spaces, landscaping, bin and cycle storage.

PLANS AND DOCUMENTS SUBMITTED

Drawing No: PL01 – As Existing

Drawing No: PL03 Rev A

Design & Access Statement

Heritage Impact Statement by Richard K Morriss & Associates, dated October 2022

Preliminary Roost Assessment by Gritstone Ecology dated 6th July 2023

Received 11th September 2023

Drawing No: PL02 Rev A [*Proposed Elevations*]

Received 23rd October 2023

Drawing No: PL02 Rev B [*Proposed Elevations & Floor Plans*]

Drawing No: PL03 Rev B – Proposed Site/Block Plan

Received 17th April 2024

Internal survey & schedule of works

Received 24th June 2024

Following a site meeting with the agent, Conservation Officer and Planning Officer, an updated Internal survey & schedule of works Rev A dated 12th November 2024 was submitted on 13th November 2024.

Amended plans reflecting the revised Internal survey & schedule of works Rev A were also submitted on 14th November 2024:

Drawing No: PL02 Rev C [*Proposed Elevations & Floor Plans*]

Drawing No: PL03 Rev C – Proposed Site/Block Plan

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

Section 66 of the above Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

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

JP-S1: Sustainable Development

JP-S4: Flood Risk and the Water Environment

JP-H3: Type, Size and Design of New Housing

JP-G8: A Net Enhancement of Biodiversity and Geodiversity

JP-P1: Sustainable Places

JP-P2: Heritage

JP-C8: Transport Requirements of New Development

Adopted Rochdale Core Strategy (CS):

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places

C3 Delivering the right type of housing

SO3 Improving design, image and quality of place

P2 Protecting and enhancing character, landscape and heritage

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

BE/17 New Development Affecting Conservation Areas *Policy to be read in conjunction with CS Policy P2 until replaced by Site Allocations or other DPD.*

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

88/D21839 Change Of Use From Solicitors' Office To Office Use Within Class B(1). Granted subject to conditions.

88/D22084 Free Standing Name Sign. Refused.

91/D27595 Change Of Use From Class B1 (Non Public Offices) To A2 (Offices To The Public). Grant subject to conditions.

92/D28803 Installation Of Non-Illuminated Wall Mounted Signs To Front Elevation Of Listed Building. Granted.

22/01392/FUL Change of use from offices (Class E) to 8 apartments including first floor rear extension and loft conversion with rear dormer windows, front and rear rooflights, insertion of new ground, first and second floor side windows, and internal alterations including new staircase, wall openings and new partition walls. Construction of one detached dwelling to rear of site; new 1.8m high wall, railings and gate. Refused 06/02/2023.

22/01393/LBC Change of use from offices (Class E) to 8 apartments including first floor rear extension and loft conversion with rear dormer windows, front and rear rooflights, insertion of new ground, first and second floor side windows, and internal alterations including new staircase, wall openings and new partition walls; new 1.8m high wall, railings and gate. Refused 06/02/2023.

23/01005/LBC Change of use from offices (Class E) to 6 apartments including first floor rear extension, insertion of new ground and first floor side windows, ground floor infill extension to side elevation, internal alterations including new staircase, wall openings and new partition walls. Erection of 90mm boundary walls to rear parking area (Re-submission of 22/01393/LBC). Pending consideration.

SUMMARY OF CONSULTATION RESPONSES

Conservation Officer

Original comments

The proposal would result in less than substantial harm to the significance of 132 Drake Street. However, it is acknowledged that the property is vacant and in a poor state of repair. With amendment and appropriate details, it is likely that the level of harm could be reduced and outweighed by public benefits.

With amendment and further clarification, it is likely that the scheme could be supported for approval.

Final comments

Following the submission of a revised Internal survey & schedule of works Rev A subject to specific conditions there are no objections.

Network Rail

As this is a proposal close to a tram line Network Rail has no objections.

Historic England

Do not wish to comment.

Highways

Concerns that the rear yard does not have the capacity to accommodate the amount of bins proposed so the likelihood is that they will be stored on the highway which we cannot support. This issue needs to be resolved and we suggest the submission of a Servicing Method Statement for approval as a planning condition.

Drainage & Flooding Officer

No objection subject to a pre-commencement condition for the submission of a sustainable surface water drainage scheme and a foul water drainage scheme.

Environmental Health (Noise)

No objection subject to a condition requiring the submission of an acoustic survey to inform the design of the units to ensure suitable internal noise levels can be achieved. Upon completion and prior to occupation validation testing shall be carried out.

Greater Manchester Ecology Unit

The developer's ecological consultant identified no significant ecological issues. Issues relating to bats, nesting birds and biodiversity enhancement measures can be resolved via condition and or informative.

REPRESENTATIONS

The application was publicised by way of neighbour notification letters, a press advert and a site notice. No letters of representation were received.

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.

Policy C1 of the adopted Core Strategy seeks to maximise the potential of previously developed sites, including empty homes and buildings. Additionally, the policy seeks to ensure that sites are sustainable with good access to local services, facilities, green infrastructure, shops, jobs, schools and public transport. Policy C3 of the Core Strategy seeks to provide a range of housing types to meet different needs, and at densities that make efficient use of land.

It is noted that whilst Drake Street is home to a number of retail and commercial units at ground floor level, the surrounding area is predominately residential.

The application seeks to revert 132 Drake Street to its original residential use by various external and internal alterations. The proposal would bring a vacant property of historic and architectural value back into use and the proposed residential use would be considered as a complimentary use to the existing character of the area.

In light of the above, it is considered that the principle of providing residential accommodation is acceptable subject to other material considerations considered below.

Character and Appearance and Impact on Heritage Assets

Paragraphs 131 and 135 of the National Planning Policy Framework (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. Policy JP-H3 of PfE states 'residential developments should provide an appropriate mix of dwelling types and sizes reflecting local plan policies'.

Paragraph 203 of the NPPF states that *"In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness"*.

Paragraph 206 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 208 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.'*

The Planning (Listed Buildings and Conservation Areas) Act 1990 refers to the 'preservation' or 'enhancement' of the special architectural or historic interest of the heritage asset or its character and appearance. The NPPF sets out in Chapter 16 of the document decision-making policies using different terminology, referring in particular to 'conservation of significance'. It is important to note that 'conservation' and 'preservation' are concerned with the management of change in a way that sustains a heritage asset's special interest or significance. However, 'conservation' has the added dimension of taking opportunities to enhance significance where opportunities arise and where appropriate.

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. Saved UDP Policy BE/17 only permits development that preserves or enhances the character and appearance of the conservation area. Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended) requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

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 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 application site lies on the corner of Drake Street and Moore Street. The development of Drake Street dates back to the laying out of the canal basins and wharves. The late Georgian, planned character is still discernible today in the form of buildings and street layout. The application site which was extant by 1824 is an example of the late Georgian development of the area. It is an attractive red brick two storey building, originally constructed as a dwelling and retains a number of original features, including the door surround. Originally constructed as a private house, it came to be used as the Board of Trade Labour Exchange in the 20th century. The building is located within the Rochdale Town Centre Conservation Area and listed at grade II for its special architectural and historic interest. It is currently vacant and in a poor state of repair. It also appears to have undergone some recent, unauthorised alterations, including the insertion of UPVC windows.

The application has been reviewed by the Council's Conservation Officer who, in terms of heritage, raised no objection in principle to the conversion back to a residential use. Concerns were raised with the originally proposed first floor rear extension but this has since been removed from the scheme. A number of changes are proposed at ground and first floors which include alterations to existing walls and openings. The agent submitted an Internal Survey and Schedule of Works. A visit to the site was undertaken as the Conservation Officer had concerns with some of the details within this Schedule of Works. A revised internal survey & schedule of works was submitted on 13th November 2024. The Council's Conservation Officer has advised that following the revision of this document and amended drawings to reflect this document, subject to specific conditions within the listed building consent, there are no objections.

In respect of external works, the proposal includes the demolition of the wall surrounding the existing service yard. This wall appears to have been constructed in various phases and the majority is constructed of red engineering brick. There is unlikely to be any harm to significance from the removal of this wall.

The existing windows on the property are UPVC and are unauthorised. These appear to have been installed in recent years. Timber windows of an appropriate style should be reinstated. The alterations proposed are sympathetic to the existing listed building and the amendments have sought to reduce the interventions to the building to ensure there is no harmful impact on the listed building.

The existing building is currently vacant and in a poor state of repair. It has also been the target of anti-social behaviour. The proposal would provide a viable use for the building, ensuring its conservation. The reuse of this building would also be positive for this part of the Conservation Area, increasing footfall and activity. This is undoubtedly a public benefit.

Officers therefore consider that subject to an appropriate condition in respect of materials, the proposed development is in accordance with Policies P2, P3 and DM1 of the Rochdale Core Strategy, JP-H3 and JP-P2 of PfE, Policy BE/17 of the saved UDP, the National Planning Policy Framework, and The Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity

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. Policy G9 requires that sensitive new developments such as housing are not adversely affected by existing sources of pollution, including noise, from certain types of industry. 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.

Noise and Disturbance

The site is located within Rochdale Town Centre. The uses within this area are mixed at ground floor level, although are predominately Class E and Sui Generis. Many properties within this area above ground floor level are residential. The proposed conversion of the property to residential would share an acceptable relationship with neighbouring properties, and would not result in any significant increase in noise and disturbance.

Minimum Distance Requirements

The Council's adopted Supplementary Planning Document '*Guidelines and Standards for Residential Development 2016 (SPD)*' contains a number of guidelines and requirements for the design and layout. Due to the siting of the majority of windows proposed and those existing in relation to neighbouring properties and their existing windows, the proposal would largely have an acceptable relationship with existing neighbouring occupiers in terms of minimum distance requirements.

Occupier Amenity

The Nationally Described Space Standards is a technical standards document produced by the Government to ensure internal space within new dwellings is suitable for application across all tenures. Table 1 sets out the minimum gross internal floor area requirements for new dwellings, across varying number of bedrooms, occupants and floors.

Below is an extract from the Nationally Described Space Standards, which specifically details the Gross Internal Area requirements for 1 bedroom flats.

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	Built-in storage
1b	1p	39(37)		1.0
1b	2p	50	58	1.5

In assessing this application, the table below sets out the GIA of each unit. It is noted that no details on the intended number of occupants has been submitted.

Unit	No. of persons	Gross Internal Area (M ²)	Required GIA (M ²)	Difference (M ²)
Flat 1	2	50	50	0
Flat 2	1	41	37	+4
Flat 3	1	38	39	-1
Flat 4	2	50	50	0
Flat 5	2	67	50	+17

As indicated in the table above all the proposed dwellings, other than Flat 3 would meet the requirements of the Nationally Described Space Standards and Flat 3 is only marginally below the required 39sqm. Officers therefore consider that, on balance, the proposed occupier amenity would be to a satisfactory standard as the rooms have high ceilings and bedroom sizes are all 11.5sqm or more. All habitable rooms have one or more windows and would be provided with adequate natural light. It is noted that the outlook from some principle room windows of the flats proposed would not be ideal, however Officers do not consider that this would warrant refusal.

The application site is located in close proximity to the tram and road network and to some extent the existing day and night time economy. The Council's Environmental Health (Noise) Officer advised that an Acoustic Survey is required by condition to ensure acceptable internal noise levels can be achieved.

The omission of any formal provision of outdoor amenity space for the proposed flats can be accepted where the proposed units are not considered to constitute a family residence, and suitable opportunities exist within the vicinity of the site to provide suitable access to outdoor public amenity space, as seen at Broadfield Park.

In light of the above, the proposal would provide an acceptable level of amenity for future occupiers in accordance with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways

Policy T2 of the adopted Core Strategy is regarding improved accessibility and parking and requires that developments provide parking in compliance with the Council's Car Parking Standards (CS Appendix C5). Policy JP-C8 of PfE states 'we will require new development to be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments'.

In relation to parking, the proposed development retains 4 car parking spaces. Following the loss of one proposed flat, 10 parking spaces are required to meet Council standards however, it should be noted that these standards are a maximum. It is acknowledged that the surrounding area suffers from on-street parking congestion, and the proposed development may result in an increase to this. However, the site is in a sustainable location within the town centre, with good public transport links and local amenities within walking distance. Officers therefore consider that retaining 4 car parking spaces would not warrant refusal.

Highways originally raised concerns in regards to bin storage and collection however, the amendments made to the scheme now include 3 x 1100 litre euro bins. On this basis, Officers consider it appropriate to attach a condition to the permission requiring the submission of a Servicing Method Statement to ensure bin collection and storage is suitable for the intended use.

Cycle parking is also shown on the submitted plans however, no details have been submitted. This matter can be dealt with by way of a suitable condition to ensure the storage is adequate and secure.

With the above conditions in mind, it is considered that the proposal would have an acceptable impact on highways safety and congestion, and the application would comply with Rochdale Core Strategy Policies T2 and DM1, Policy JP-C8 of PfE, the Residential Development SPD and the National Planning Policy Framework.

Drainage & Flooding

Policy G8 of the Core Strategy sets out the Council's strategy for managing water resources and flood risk more effectively in the interests of public safety, protecting property and infrastructure and the conservation of the natural environment. Policy JP-S4 of PfE states 'an integrated catchment-based approach will be taken to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk, by: 2) Working with natural processes and adopting a natural flood management approach to slow the speed of water drainage and intercept water pollutants'.

No drainage details have been provided however, the Council's Drainage & Flooding Officer recommended a pre-commencement condition for the submission of a sustainable surface water and drainage scheme, and a foul water drainage scheme, to the submitted to, and approved in writing by, the Local Planning Authority. However, as the site is not within a flood zone or a critical drainage area, this matter would be dealt with through Building Regulations. As such, the proposal is in accordance with the relevant paragraphs of the NPPF, Policy G8 of the Core Strategy and Policy JP-S4 of PfE.

Ecology

Policy G7 states that development proposals which would affect a species protected by law or its habitat will not be permitted unless it can be demonstrated that there is no adverse impact on the species concerned, and damage to habitats is minimal and alternative habitat provision is effective in maintaining those species. Policy G7 continues 'no development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development in the borough should result in a net gain'. Chapter 15 of the NPPF establishes that local authorities should aim to protect and enhance biodiversity. Policy JP-G8 of PfE states that 'through local planning and associated activities a net enhancement of biodiversity resources will be sought'.

A Preliminary Roost Assessment has been submitted with the application which has been reviewed by the Council's Ecologist who advised that the report identified no significant ecological issues. A valid bat report has been provided and this has assessed the building as having negligible bat roosting potential owing primarily to the location and in part the low number of bat roosting features and no evidence of bats. As some potential bat roosting features appear to be present based on the photographs an informative is required to ensure no harm to bats occurs.

The submitted report makes no reference to nesting birds and it is therefore assumed that they are absent. Some low growing shrubs appear to be present along the frontage although these appear very low risk for nesting birds. As a precaution, an informative is required to ensure nesting birds are not disturbed.

Contributing to and Enhancing the Natural Environment

Section 180 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment. Vegetated habitat appears restricted to ornamental shrubs to the front of the site. There appears to be no wildlife issues however, the Council's recommend mitigation for any loss of ornamental shrubs and enhancement in the form of one house sparrow terrace. This matter can be addressed by way of a condition.

RECOMMENDATION

GRANT subject to the following conditions:

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:-

Internal survey & schedule of works Rev A dated 12th November 2024
Received 13th November 2024

Drawing No: PL02 Rev C [*Proposed Elevations & Floor Plans*]
Drawing No: PL03 Rev C – Proposed Site/Block Plan
Received 14th November 2024

and the development shall be carried out in complete 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 Unitary Development Plan and the National Planning Policy Framework.

3. Notwithstanding any description of materials in the application or on the approved plans, no works (or demolition/removal) shall take place until samples and / or full specifications of all materials to be used externally and internally on the building has been submitted to, and approved in writing by, the Local Planning Authority. Such details shall include the type, colour and texture of the

materials including details of windows and the proposed boundary wall. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy P3 of the Core Strategy and the requirements of the National Planning Policy Framework.

Reason for pre-commencement condition: As no details of the materials have been submitted.

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

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

5. Prior to first occupation of the proposed development hereby approved, details of the proposed cycle parking spaces shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include covered and secure cycle storage and the number of spaces proposed. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of cycles at all times.

Reason: To encourage travel by sustainable alternatives to private vehicle in accordance with Core Strategy Policy T2, Policy JP-C8 of PfE and the National Planning Policy Framework.

6. Notwithstanding the approved drawings, the development hereby permitted shall not be occupied until a Servicing Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The Servicing Method Statement shall provide details of how refuse and recycling collections will be managed from the site. The approved details shall be fully implemented before first occupation and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained as such.

Reason: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy T2 of the Core Strategy, JP-C8 of PfE and the NPPF.

7. Prior to first occupation of the proposed development hereby approved, an Acoustic Survey shall be submitted to, and approved in writing by, the Local Planning Authority. The Acoustic Survey shall ensure the following internal noise levels are achieved:

- 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;

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

Upon completion and prior to the first occupation of the development hereby approved, validation testing shall be carried out and a report submitted to, and approved in writing by, the Local Planning Authority confirming that the internal noise levels can be achieved. Thereafter, the development shall not be carried out other than in accordance with the approved scheme.

Reason: In order to safeguard the amenities of future occupiers and to prevent nuisance arising in accordance with Policies DM1 and G9 of the Rochdale Council Core Strategy and the National Planning Policy Framework.

8. Prior to first occupation of the development hereby approved, a scheme of hard and soft landscaping shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include, but not limited to, the retention or replacement of any ornamental shrubs to the front and the rear gardens along with a biodiversity enhancement in the form of one house sparrow terrace.

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: In the interest of ensuring that the landscaping of the development enhances the visual local environment whilst securing biodiversity enhancement in the long term in accordance with Policies G6 and G7 of the Rochdale Core Strategy and Policies JP-G6 and JP-G8 of PfE.

9. Prior to their installation, large scale drawings (1:20, 1:10 or 1:5) shall be submitted to and approved by the local planning authority showing details of the following:
 - a. New and replacement windows, including elevations, the set back from face brickwork, sections through the head, jamb and cill, and details of stile, mullions, meeting rails and glazing bars. For the avoidance of doubt all new and replacement windows shall be fabricated in timber.
 - b. New and replacement doors, door casings and surrounds
 - c. New and replacement rainwater goods, soil and vent pipes. For the avoidance of doubt, these shall be cast metal and painted black.
 - d. Vents, extractor fans and flues
 - e. Meter boxes, alarms, security lighting and video cameras

The works shall then be carried out in complete accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy P3 of the Core Strategy and the requirements of 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.

Informatives

Whilst the building to be converted has been assessed as very low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

The applicant is advised to be mindful of the conditions also attached to listed building consent 23/01005/LBC.