

APPLICATION NUMBER: 23/01392/REM

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/01392/REM

CASE OFFICER

Ryan Killeen

DETERMINATION DATE 22.03.2024 EXT OF TIME N/A

Address: Site Formerly Of Tack Lea Works And Shepperd Mill, Greenbooth Road, Norden, Rochdale

Proposal: Reserved matters application for landscaping pursuant to planning permission 20/01170/OUT (Outline planning application (including access, layout, scale and appearance) for 49 affordable dwellings following demolition of existing buildings on site and new access from Edenfield Road)

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

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

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

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

SITE

The application relates to a site of approximately 3ha set to the north of Edenfield Road in the Norden area of the borough. The site was formerly occupied by Woodhouse Mills dyeing and finishing works from mid-late C19, before more recently being known as Tack Lea Works. The majority of the site falls within the defined urban area as set out under saved UDP Policy G/D/1, with a small section of circa 0.07ha to the very north west of the site falling within the Green Belt under Policy D/4 of the Unitary Development Plan. The central area of the site includes a wooded area running north to south which is designated as a greenspace corridor as set out under saved UDP Policy G/8

The site is mostly cleared of buildings with only several remaining dotted around the site with the remaining covered by hardstanding. Remaining buildings relate to the sites historic industrial use and are of a red brick construction.

The site sits circa 430m southeast of Greenbooth Reservoir which has an outlet feeding Naden Brook along the southern boundary of the site before passing through a culvert beneath Edenfield Road and continuing south towards the Ashworth Valley. Part of Naden Brook is also culverted along the southwest of the site beneath a number of industrial units which sit directly above the channel.

The site is relatively level across central areas, with steep banks to the channel of Naden Brook along the southern boundary, and a steep incline to the wooded area north of the site. Edenfield Road occupies an elevated position relative to the site with the space in between wooded. The area to the north of the site and to the south of the site adjacent to Greenbooth Road is densely wooded and covered by Tree Preservation Orders 71, 121, 243 and 245.

Surrounding land uses to the south, east and west are predominantly residential, with agricultural uses beyond the woodland to the north. There is an isolated cluster of industrial units along the southern boundary of the site, with commercial uses dotted along Edenfield Road.

PROPOSAL

This application seeks approval for the reserved matter of landscaping pursuant to Outline Planning Permission ref. 20/01170/OUT for 49 affordable dwellings following demolition of existing buildings on site and new access from Edenfield Road (including access, layout, scale and appearance).

The proposed details include general planting across the site including trees set within front curtilages of dwellings and flanking either side of the access road in the central retained woodland.

A woodland management plan has also been provided which seeks to retain and enhance the existing landscaping within the site over the long term.

Boundary treatments include the siting of gabion basket retaining walls to the rears of gardens to accommodate the varying rising level of the land

RELEVANT PLANNING POLICY

Adopted Rochdale Core Strategy (RCS):

The Core Strategy was formally adopted by the Council on 19th October 2016 and partially replaces the 2006 Unitary Development Plan. The following policies are relevant:

SD1	Delivering sustainable development
DM1	General development requirements
SO2	Creating successful and healthy communities
C1	Delivering the right amount of housing in the right places
C3	Delivering the right type of housing
C6	Improving health and well being
C7	Delivering education facilities
C8	Improving community, sport, leisure and cultural facilities
SO3	Improving design, image and quality of place
P1	Improving image
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
SO4	Promoting a greener environment
G4	Protecting Green Belt
G6	Enhancing green infrastructure
G7	Increasing the value of biodiversity and geodiversity
G8	Managing water resources and flood risk
G9	Reducing the impact of pollution
SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility

Unitary Development Plan (UDP):

G/D/2	Green Belt
D/5(v)	Infilling at Major Existing Developed Sites in the Green Belt
EM/7	Development and Flood Risk
EM/8	Protection of Surface and Ground Water
NE/2	Designated Sites of Ecological and Geological/Geomorphological Importance

Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development (June 2016)

Emerging Planning Policy - Places for Everyone (PfE)

Places for Everyone is a joint development plan for 9 boroughs within Greater Manchester over the period up to 2039, and follows the Greater Manchester Spatial Framework (GMSF), which was dropped following the decision of Stockport Council to drop out of GMSF in December 2020.

The plan has been through initial phases of consultation and in February 2022, was submitted to the Secretary of State for Levelling Up, Housing and Communities on 14 February 2022 and was examined between November 2022 and July 2023. On February 14 the Inspector's report was issued, marking the end of the examination into the plan. This report concluded that all legal requirements have been met.

All nine Places for Everyone Councils have considered and resolved to adopt the Plan which now forms part of the development plan in force in the borough, and thus as per the Compulsory Purchase Act (2004) planning applications are required to be determined in accordance with the policies contained within it unless material considerations indicate otherwise.

NATIONAL PLANNING POLICY AND GUIDANCE

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

20/01170/OUT Outline planning application (including access, layout, scale and appearance) for 49 affordable dwellings following demolition of existing buildings on site and new access from Edenfield Road – Granted STC. November 2023

CONSULTATION RESPONSES

Environment Agency

Summary: Guidance provided on contamination reflecting that provided earlier with the consultee response for the Outline Planning Application. Conditions recommended.

Note: Matters discussed within this consultee response have been addressed within the outline consent.

Gtr Manchester Ecology Unit (Including Tree Officer)

Thank you for consulting the Ecology Unit on the above application.

I would raise no objections to the application. The Landscape and Woodland Management Plan should now be implemented in full.

REPRESENTATIONS

Letters of notification were sent to surrounding properties, a site notice was posted in the vicinity of the site and a press advert was issued in the Rochdale Observer. No responses were received.

ANALYSIS

Outline Permission

The majority of matters including the principle of residential development for the site, the access to be taken from Edenfield Road, and the general layout and appearance of buildings and infrastructure has been established through the granting of Outline Planning Permission ref. 20/01170/OUT. This reserved matters application therefore only seeks to provide details for consideration for the matter of landscaping.

Green Belt

A small section (noted to be circa 4.5%) of the north west of the site does fall within the designated Green Belt which CS Policy G4 seeks to restrict development to only those types of development which are deemed not to be inappropriate by national planning policies unless very special circumstances can be identified.

The consideration of landscaping in the context of the Green Belt has been taken alongside that of the layout, scale and appearance of the development within the Outline application given the ancillary purpose which it would serve to the residential dwellings. Under the Outline application, it was considered that very special circumstances did exist for the scheme as a whole which would clearly and convincingly outweigh the harm to the Green Belt caused by inappropriateness and the harm to openness. As such, it is not considered necessary, nor appropriate to consider the principle of development for the part of the site which falls within the Green Belt any further in isolation.

Character and Appearance

When read collectively, the NPPF, PfE and the CS require new development to be well designed and explicitly reference the role of green infrastructure and landscaping in doing so. Chapter 8 of PfE seeks to value the special qualities and key sensitivities of our landscapes and maintain the character and functionality of the Region's green infrastructure network. The National Design Guide places nature as one of the 10 characteristics of well-designed places given its contribution to quality of place and to residents quality of life. Both NPPF para 135 and CS Policy P3 also highlight the requirement for landscaping to be considered to deliver visually attractive developments. Paragraph 136 of the NPPF was also added in the 2021 revisions to the Framework to ensure that all new development incorporates street trees.

The site also falls within a greenspace corridor as set out under saved UDP Policy G/8. Whilst the overall principle of development within a greenspace corridor has been established under the outline consent, UDP Policy G/8 e) and f) restrict development where it would lead to harm to the:

- e) The better landscape qualities and character of the corridor; and,
- f) The amenity value of the corridor where it provides welcome visual relief from urban development, including attractive views in and out of the corridor.

The provisions of Policy G/8 should also be read in conjunction with CS Policy G6, which focuses on enhancing recreational links between urban areas and open countryside to allow passage of wildlife, provide local opportunities for recreation, improving visual amenity, and contribution to local and wider environmental management.

The verdant character of the site has been assessed at length within the outline application with mature vegetation forming the backdrop for the majority of views out of the site. Given that the layout has been accepted, the associated loss of woodland

has also been considered at this point and the consideration is therefore limited to replacement landscaping, management of existing natural features, boundary treatments and earthworks.

Having regard to the requirement of the NPPF for streets to be tree lined, it is considered that the proposals broadly achieve this requirement with a consistent spread of medium-sized species along the central spine of the development. Whilst it is sub-optimal for the trees to be located in-curtilage, given that the development is to be operated by a registered provider the longevity of the trees can be guaranteed to a greater extent, and given the particular challenges in delivering the site, if trees were to be accommodated within the footway then rear garden sizes would be further compromised to an extent which would be unacceptable and thus, on balance, this arrangement is considered to be acceptable.

The remaining general landscaping arrangements include the provision of shrub planting to the fronts of all dwellings and the inclusion of larger species of trees in the central part of the site. Together with the submitted landscape management plan, it is considered that the proposals would preserve the verdant character of the area.

In respect of boundary treatments and earthworks, the majority of these works are to be sited to the rear of buildings and are of a conventional timber construction. Where they would be located at prominent locations within the street scene, the developer has indicated the use of brick & timber boundary treatments which provide a more high-quality threshold. The paladin fence enclosure to the pump station is a notable exception to this, however the placement of a *Photinia x fraseri* 'Red Robin' bush to screen this feature from nearby vantage points is considered to suitably mitigate its visual impact.

In light of the above, the proposals are considered to be in accordance with the requirements of saved UDP Policy G/8, CS Policies P3, G6 and DM1, Chapter 8 of the Places for Everyone Joint Development Plan and the NPPF.

Ecology and Biodiversity

Paragraph 180 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity, providing net gains where possible, and contributing to the Government's commitment to halt decline. Policy G6 of the adopted Core Strategy expects development proposals affecting green infrastructure to avoid the loss of existing features such as trees unless suitable alternative provision is made or they have limited value. Core Strategy policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.

Chapter 8 of PfE seeks to value the special qualities and key sensitivities of out landscapes and maintain the character and functionality of the Region's green infrastructure network.

The site is characterised by the mature broad-leaved trees which surround the site to almost every side including cutting through the centre of it. Together, trees within and adjacent to the site are covered by Tree Preservation Order (TPO) nos. 71, 121, 243 and 245. The southern boundary of the site abuts Naden Brook which is a main tributary of the River Roch and is recognized as a main river by the Environment Agency. No SSSIs are recognized to be within 2km of the site however the Doctor Dam and Holt Wood SBI is noted to sit 85m from the north western tip of the site.

The overall ecological impact of the development has been considered within the outline application including its impact on protected and other notable species and

the impact on habitats in and around the site. It has also been established that the development can demonstrate measurable Biodiversity Net Gain subject to appropriate details being provided.

The submitted landscaping plans have been reviewed by the Greater Manchester Ecology Unit who have not raised any objections with the proposals; under the outline consent GMEU also noted that an unmeasurable net gain could be achieved through the long term management of the on-site woodland to which a woodland management plan has been supplied. The document was reviewed by GMEU and its contents accepted.

Overall, it is considered that the proposals accord with the requirements of Policies G6 and G7 of the adopted Rochdale Core Strategy, Chapter 8 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

RECOMMENDATION

GRANT subject to the following conditions:

1. This approval relates to the following plans and documents:
 - Location Plan - SBM-001-LP01
 - External Finsihes Sheet 1 of 2 – dwg no. SBM-001-EF01 Rev B;
 - External Finsihes Sheet 2 of 2 – dwg no. SBM-001-EF02 Rev B.
 - Boundary Treatment Plan – dwg no. SBM-001-BP01 Rev B;
 - 9104 – palisade fencing detail around pump station;
 - 9105 – palisade gate detail to pump station;
 - 9108 – 3 post and rail fence detail; and
 - 9110 – hoop top railing.
 - Detailed Planting Plan: 1 of 4 - N002-LA-PL-00-001 rev.P3
 - Detailed Planting Plan: 2 of 4 - N002-LA-PL-00-002 rev.P3
 - Detailed Planting Plan: 3 of 4 - N002-LA-PL-00-003 rev.P3
 - Detailed Planting Plan: 4 of 4 - N002-LA-PL-00-004 rev.P3
 - Pump Station Site Layout – EQ4615-150856-400
 - Finished Levels and Retaining Wall Masterplan – EDE-AJP-xx-00-DR-C-1400 rev. P04
 - Finished Levels and Retaining Wall Sheet 1 – EDE-AJP-xx-00-DR-C-1401 rev. P04
 - Finished Levels and Retaining Wall Sheet 2 – EDE-AJP-xx-00-DR-C-1402 rev. P04
 - Watercourse Long Section – EDE-AJP-xx-00-DR-C-1330 rev. P01
 - Landscape and Woodland Management Plan Report - N002-LA-RP-00-005 rev.P2

The development shall be carried out in accordance with the drawings/documents 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, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

2. Within the first planting season following the first occupation of the dwelling, the landscaping scheme shall be carried out in accordance with the details shown on the Detailed Planting Plan sheets 1 to 4 ref. (N002-LA-PL-00-001 rev.P3, N002-LA-PL-00-002 rev.P3, N002-LA-PL-00-003 rev.P3 and N002-LA-PL-00-004 rev.P3) and shall be maintained thereafter. Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within five 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: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy, Chapter 8 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. The development hereby approved shall not be occupied until such time as the boundary treatments and retaining structures have been installed in accordance with the following plans:
 - Boundary Treatment Plan – dwg no. SBM-001-BP01 Rev B;
 - 9104 – palisade fencing detail around pump station;
 - 9105 – palisade gate detail to pump station;
 - 9108 – 3 post and rail fence detail; and
 - 9110 – hoop top railing.
 - Finished Levels and Retaining Wall Masterplan – EDE-AJP-xx-00-DR-C-1400 rev. P04
 - Finished Levels and Retaining Wall Sheet 1 – EDE-AJP-xx-00-DR-C-1401 rev. P04
 - Finished Levels and Retaining Wall Sheet 2 – EDE-AJP-xx-00-DR-C-1402 rev. P04

The structures shall be retained and maintained thereafter in perpetuity.

Reason: In the interest of the character and appearance of the development and the surrounding area and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

4. The development hereby approved shall be carried out in accordance with the Landscape and Woodland Management Plan Report - N002-LA-RP-00-005 rev.P2. The maintenance measures set out in the report shall be adhered to for a period of 15 years following the first occupation of the development.

Reason: In the interest of the visual amenities of the area and to preserve and enhance on-site habitat and in accordance with the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Places for Everyone Joint Development Plan.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Notes for Applicant:

Report Author Ryan Killeen