DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00256/FUL	Michael Atkinson-Smith	14 June 2019

Address: 23 Rhodes Green Middleton M24 4SL

Proposal: Demolition of existing dwelling and construction of replacement dwelling

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/A

CONDITIONS	**Pre-commencement conditions proposed?**	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	**GRANT**

CHECKED AND SIGNED OFF BY: DA **DATE: 17/06/2019**

SITE

The application relates to a detached two storey dwellinghouse located within an irregularly shaped plot of land to the south of Ellis Lane in Middleton. The property has fallen into a state of disrepair over time. The site is generally flat and the area

surrounding it is primarily open in character, although there are several other residential properties in close proximity, including two terraces of residential dwellings numbers at Nos. 5-13 and 15-21 Rhodes Green which lie to the south east and Nos. 188-190 Heywood Old Road which stand to the northwest. Open land surrounds the application site which is designated, along with the site itself, as Protected Open Land and a Greenspace Corridor under the saved Rochdale Unitary Development Plan. Land associated with the now demolished No. 25 Rhodes Green separates the application site from land to the north which is also within the applicant's ownership but is not included within the application site.

PROPOSAL

The application proposes the demolition of the existing dwellinghouse on site and its replacement with a new dwellinghouse. The proposed new-build property would be broadly rectangular in form, with a dual-pitched roof running on an east-west axis and would be two-storeys in height. Internal rooms above ground would include an open plan kitchen and lounge at ground level and four bedrooms and a bathroom on the first floor. An additional lean to porch would be created on the eastern (principal) elevation. Construction materials would be brickwork external walls with stone quoin ends and stone heads and cills. The roof would be covered in natural blue slate and a stone chimney stack would be erected. Windows would be quad-pane centre sash windows set back 100mm from the face of the stonework. Aluminium seamless gutters resting on stone corbels would collect run-off from the roof, draining into black round downpipes.

Fenestration would be provided on all elevations at both floor levels and include glazed bi-folding doors in the western elevation, an arched full height feature window at ground floor level in the southern elevation and a vertically elongated mid-level window in the north elevation providing a feature window for the internal stair case. Volume calculations have been submitted with the application which state the volume above ground level measured externally would be 396m^3 which is a 111m^3 increase, or 39% over the volume of the existing dwelling on site. Two parking spaces within the curtilage would be provided, accessed from a curved driveway. Full details of landscaping and boundary treatments have not been provided.

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**
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**
G4	Protecting Green Belt
G5	Managing Protected Open Land
G6	Enhancing Green Infrastructure

G7	Enhancing the value of biodiversity and geodiversity
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
DM1	General development requirements
SD1	Delivering sustainable development

Unitary Development Plan (UDP):

G/8	Greenspace Corridors
D/10	Protected Open Land
EM/7	Development and Flood Risk
EM/8	Protection of Surface and Ground Water

Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development (June 2016)

RELEVANT SITE HISTORY

18/00289/FUL	Demolition of existing dwelling and construction of replacement dwelling - Resubmission of 17/01046/FUL - Withdrawn 28.02.19
17/01046/FUL	Demolition of existing dwelling and construction of replacement dwelling - Withdrawn 10.11.17

CONSULTATION RESPONSES

Greater Manchester Ecology Unit –

GMEU has not submitted comments on the current application, but it is noted that they provided a consultation response to the previous application for substantially the same proposal (ref. 18/00289/FUL). Those comments were as follows:

Bats - The building proposed for demolition is a two storey rendered stone cottage with a pitched concrete tiled roof. A preliminary bat roost assessment was undertaken on 24th July 2017 and comprised an internal and external inspection of the building. The building was found to be damp and in poor condition. No bats or signs of bats were found during the internal and external inspection and the building was considered to have a low potential to support roosting bats. However there were some crevices between the roosting tiles which had the potential to support roosting bats. Given the findings a dusk emergence survey was undertaken on 27th July 2017. No bats were seen to emerge from the building and bat activity in the locality was low. No further surveys are therefore considered necessary and the work can proceed with a low risk to roosting bats.

Notwithstanding the above, bats are mobile in their habits and can turn up in the most unlikely places. If bats are found at any time during the works, work should cease immediately and advice sought from a suitably qualified bat worker. We would suggest that an informative to this effect be placed on any permission, if granted.

Birds - The house and surrounding trees and scrub have the potential to support nesting birds. All birds, with the exception of certain pest species, and their nests are protected under the terms of the Wildlife and Countryside Act 1981 (as amended). We would therefore recommend that demolition works and all tree works and scrub clearance should not be undertaken in the main bird breeding season (March-July inclusive), unless nesting birds have found to be absent, by a suitably qualified person. We recommend that a **condition** to this effect be placed on any permission.

Biodiversity Enhancement - In line with Section 11 of the NPPF [Section 15 of February 15 revised version], we would recommend that opportunities for biodiversity enhancement be incorporated into the new development. These should include: Bat bricks and/or tubes within the new development; Bat boxes; Bird boxes; and Native tree and shrub planting.

In conclusion we are satisfied that the application can be forwarded for determination and that any permission if granted is supported by the condition/informative above.

Highways and Engineering - We have no highways objections to this proposal.

Landscaping/Tree Officer - No comments received to date

Lead Local Flood Authority/Drainage – **Summary:** No drainage proposals were submitted. In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained in the most sustainable way. The drainage scheme for the development shall be in accordance with the NPPG's hierarchy, in the following order of priority: into the ground (infiltration); to a surface water body; to a surface water sewer, highway drain, or another drainage system; to a combined sewer (irrelevant here as there is no public sewer in this vicinity). As the site is remote, foul sewage provisions will take the form of septic tank or mini treatment unit.

Public Protection (Environment) - No comments received to date

Rights of Way Officer - No comments received to date

United Utilities - **Summary:** In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way (in accordance with the NPPG hierarchy).

The applicant should be aware of water mains in the vicinity of the proposed development site. Whilst this infrastructure is located outside the applicant's proposed red line boundary, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines'. We provide this information to support the applicant in identifying the potential impacts from all construction activities on United Utilities infrastructure and to identify mitigation measures to protect and prevent any damage to this infrastructure. It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for adoption and United Utilities' Asset Standards. The proposed design should give consideration to long term operability and give United Utilities a cost effective

proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours and a site notice posted in the vicinity. One letter of objection was received citing the following concerns:

- The application form states that a new or altered pedestrian access is not proposed. There is no pedestrian access to the existing house.
    - Pedestrian access will be shared with vehicular access; for access to a single dwelling, this is considered acceptable. Details of boundary treatments including gates, walls and fences will be secured by condition.

- The tree plan depicts trees but not hedges which are a part of local character.
    - Full details of landscaping including replacement and mitigation for any hedge losses will be secured by condition.

- The 'Existing Site Plan' depicts No. 23 as a singular uninterrupted site.
    - The remainder of the plans, including the Location Plan which is most relevant, correctly demarcate the application site.

- The stile in the hedge behind No. 23's west elevation is not shown.
    - The stile does not facilitate passage along a defined Public Right of Way and details of any removal and replacement will be secured through the boundary treatments condition.

- The southern roadside verge directs water into a culvert which channels water from a nearby spring. Breaching the ridge could lead to flooding of the site.
    - To be addressed by a condition requiring approval of a comprehensive surface water drainage scheme.

- The amenity of No. 25 Rhodes Green could be affected by the provision of a septic tank and removal of an existing septic tank.
    - The provision and siting of any septic tank will be addressed by a condition requiring approval of a foul water drainage scheme. In the event the siting of any septic tank was considered by the LPA to affect the amenity of the former No. 25 Rhodes Green, it retains the power to notify the relevant land owner accordingly.

- The ownership certificate on the application form states that 'nobody except the applicant was the owner of any part of the land or building to which the application relates' but the north wall is a party wall shared with the former No. 25 Rhodes Green.

- Party wall issues are covered by other legislation; the grant of planning permission does not infringe on the rights afforded to neighbouring land owners under The Party Wall etc. Act 1996.

- The proposal will affect the amenity of the landowner of the former No. 25 Rhodes Green through loss of light and loss of privacy.
  - Considered in the relevant analysis section below.

- The submitted volume calculations exclude the proposed porch and the building would be in excess of the 35% increase usually permitted by Council's SPD.
  - Considered in the relevant analysis section below.

- The plans show an unnamed area between the porch and kitchen where previous plans showed stairs to a cellar.
  - The submitted proposals do not include the provision of a basement level. On the basis of its size, shape and location, the identified area would appear to comprise a circulation area or hallway.

- The amenity of the future occupiers would not be of a good standard by providing four bedrooms in a previously two bedroomed dwelling.
  - The dwelling would be larger than the existing and the rooms are of sufficient size for their intended purpose.

- The impact of the proposal on existing and proposed boundary treatments.
  - Full details of boundary treatments are to be secured by condition.

- The applicant has treated land belonging to No. 25 Rhodes Green as if it were their own.
  - This is a civil matter between the relevant land owners on which the LPA may not intervene.

ANALYSIS

Principle of Development

The proposed application site is located within an area designated as Protected Open Land under saved policy D/10 of the Rochdale Unitary Development Plan, which should be read in conjunction with Policy G5 of the adopted Core Strategy. Saved Policy D/10 allows *inter alia* for development which would be acceptable were it in Green Belt or limited infilling within established pockets of housing where this is in scale with the area and will not adversely affect its character or surroundings. Core Strategy policy G5 states that development on open land outside the urban area and not in the Green Belt will be resisted unless it is limited development that would be acceptable if it were in the Green Belt.

Policy G4 of the adopted Rochdale Core Strategy restricts 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 145 of the NPPF states that "a local planning authority should regard the construction of new buildings as inappropriate in Green Belt", subject to the exceptions Including the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

The application states that the built volume increase of the dwelling over the original is 39%, although it is noted that the volume calculations of the proposed additional porch have been omitted from this calculation. The inclusion of the porch does not significantly alter the volume calculations within the context of the proposal. The term 'materially larger' is not defined within the Framework, but were the existing dwelling to be extended, the Council's Residential Development Supplementary Planning Document states that, as a general guide, an increase of 35% in volume would usually be considered as not disproportionate. However, the document acknowledges that there may be instances when a 35% increase would be considered disproportionate and other occasions when a greater than 35% increase may be considered proportionate. On the basis that the existing dwelling could therefore be theoretically extended to a size similar to that proposed, it is considered that it would be unreasonable to consider the same increase to be unacceptable in the circumstance where a replacement dwelling is proposed.

As such, the principle of redevelopment of this previously developed site need not be unacceptable in principle, although this must be balanced against all other material considerations, including the requirements of saved UDP policy G/8 (Greenspace Corridors), which are addressed in the relevant report sections below.

Layout, Design and Appearance

The proposed dwelling would be rotated 90 degrees to the existing dwelling on site so that the ridge line follows an E-W axis as opposed to the present N-S axis, the effect of which is to result in a front rather than side-facing gable end. However, given the lack of any other built form in the immediate vicinity, including at the adjacent vacant plot, this is not considered to be unacceptable. The overall design of the dwelling itself is considered to represent a good standard of design which is appropriate in scale, massing and materials detailing for the isolated semi-rural plot in which it would sit. The proposed fenestration detailing would add visual interest to the dwelling, with the arched window referencing a countryside barn, and the stairway window of vertical emphasis adding visual interest as viewed from Ellis Lane. The proposed stone chimney stack would further enhance the visual appearance of the building and reflect traditional form.

The partially blank northern side elevation is less than ideal but has been proposed in in response to concerns raised in relation to the party wall by the owner of the adjacent land, which was previously the site of a now demolished dwelling. Whilst the blank wall would detract somewhat from the overall design, it is considered, on balance, to be acceptable given the wider site constraints and would not be unduly harmful to the proposed dwelling itself or the visual amenities of the area. It is noted that many buildings located in the countryside, such as agricultural barns, are formed in a similar way. The porch to be appended to the principal elevation is modest in form and proportion. Conditions requiring full details of all materials to be used externally, including windows and doors would allow for control over the finer detail of the appearance of the building; the proposed development would represent a visual improvement in comparison to the existing dilapidated dwelling that stands on site.

Full details of landscaping and boundary treatments have not been submitted and should be secured through condition, ensuring compliance with the requirements of saved UDP policy G8 which requires boundary treatments and landscaping to help to retain or re-establish a 'countryside' character in the Greenspace Corridor.

Therefore, subject to conditions in respect of materials and landscaping boundary treatments to be agreed, the proposed development is considered to result in a

satisfactory standard of design and visual appearance that would not result in harm to the better landscape qualities and character or the Greenspace Corridor or the visual amenities of the area in general. On this basis, the application accords with Core Strategy policies DM1, P2, P3 and C3, saved UDP policy G/8 parts (A) and (B) and the National Planning Policy Framework.

Impact upon Residential Amenity

Due to the significant separation distance to any other existing residential dwellings, no amenity impacts would arise for occupiers of surrounding buildings. It is noted that windows serving non-habitable rooms would be inserted into the northern side elevation overlooking the vacant plot at the site of the former No. 25 Rhodes Green. An objection has been received from the owner of this adjacent land in respect of loss of privacy as a result of overlooking from these windows onto the adjacent land but it could not be reasonably concluded that the impact of views from secondary windows over land not occupied by any permanent residential structure would be unacceptable. As such, it is not considered that a sustainable refusal reason could be raised in this regard. Nonetheless, a condition is recommended requiring the installation of obscure glazing to these windows, given their proximity to a shared boundary. Similarly, first floor habitable room windows in the west and south elevations would be positioned very close to the site boundary and significantly below the 10.5m to the boundary required by the SPD. However it is acknowledged that land to the south and west is open agricultural land which would not be unduly affected by overlooking. Sufficient outdoor amenity space would be provided for the occupiers of the proposed family dwelling.

Therefore, for the above reasons, the proposal is not considered to result in undue amenity impacts for occupiers of surrounding land and buildings and the application therefore accords with the relevant parts of Core Strategy policy DM1, the supplementary planning document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Impact on Trees, Biodiversity and Ecology

All British bat species are fully protected through The Conservation of Habitats and Species Regulations 2010 as European Protected Species (EPS). They also receive some protection through inclusion in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). All wild birds in the UK are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy the nest (whilst being built or in use) or its eggs.

Core Strategy policy G6 seeks to incorporate green infrastructure into new development within the urban areas and expects development proposals to avoid the loss of existing greenspace features such as trees unless suitable alternative provision is made, it has limited value, and its development will help to meet other sustainable or local regeneration objectives. Core Strategy Policy G7 states that the Council will ensure that sites and features of biodiversity importance are given full and appropriate recognition and protection, with no net loss of biodiversity as a result of development proposals.

Criterion (g) of saved UDP policy G/8(A) indicates that developments should not unacceptably harm features of nature interest (including designated and non-designated sites) and G/8(B) requires new development within Greenspace Corridors to contribute to nature conservation interest through design and use of appropriate species in landscaping and boundary designs.

In assessing the ecological impacts of the proposed development, consultation was carried out with the Greater Manchester Ecology Unit (GMEU) as part of the previous application for the site for a similar proposal. As such, the comments received remain relevant. GMEU noted that a preliminary bat roost assessment was undertaken on 24th July 2017 and comprised an internal and external inspection of the building. The building was found to be damp and in poor condition. No bats or signs of bats were found during the internal and external inspection and the building was considered to have a low potential to support roosting bats. However, there were some crevices between the roosting tiles which had the potential to support roosting bats. Given this finding a dusk emergence survey was undertaken on 27th July 2017. No bats were seen to emerge from the building and bat activity in the locality was low. The consultant therefore considered that no further surveys were necessary and that work could proceed with a low risk to roosting bats. An informative is recommended, advising that should any evidence of roosting bats be found during demolition that work should cease and advice should be sought from a suitably qualified bat worker.

In respect of nesting birds, the house and surrounding trees and scrub have the potential to support nesting birds. A condition is therefore recommended requiring that no demolition or site clearance should be undertaken in the main bird breeding season (March-July inclusive) unless nesting birds have found to be absent, by a suitably qualified ecologist.

In line with the requirements of paragraph 170 of the National Planning Policy Framework, opportunities for biodiversity enhancement should be incorporated into the new development. The Council's ecological consultant suggests that bat boxes and bird boxes together with bat bricks and/or tubes should be included; a relevant condition requiring approval and installation of biodiversity enhancement measures is recommended.

A detailed tree survey and Arboricultural Impact Assessment has been submitted with the application which details how the development can be implemented without detriment to the existing category A and B trees on site. Selected removal of three trees of poor or no amenity value, including T10 (Apple) and T11 (Flowering Cherry) is considered to be acceptable and mitigation for their loss can be secured through submission of detailed landscaping proposals. As the site access for construction work will be from Ellis Lane between T1(Sessile Oak) and T2 (Copper Beech) which are Category A trees, protective fencing and root protection measures should be implemented prior to any construction activity taking place to protect the trees from damage. Details of the protective measures to be employed are outlined in Appendices D and E of the submitted Arboricultural Impact Assessment and their implementation in full should be required by condition.

Subject to the suggested conditions, it is therefore considered that the ecological and biodiversity impacts of the proposed development can be adequately mitigated and the application therefore accords with the relevant parts of Core Strategy policies G6 and G7, saved UDP saved UDP policies G/8(A) criterion (g) and G8(B) and the National Planning Policy Framework.

Highways, Parking and Access

The proposed site layout would allow for at least two off-street parking spaces within the curtilage, which is considered to be sufficient for a four-bedroom family dwelling. A single dwelling would not result in a noticeable impact in terms of traffic generation on the surrounding highway network. No objections have been received from the

Highways Authority. As such the proposals are considered to be acceptable in terms of parking and highways impacts and the application duly accords with policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Drainage and Flood Risk

The site falls within Flood Zone 1 and is therefore at a low risk of flooding (less than 1 in 1000 or 0.1% annual probability of river or sea flooding in any year). The site is therefore suitable for residential development in this respect, subject to appropriate wastewater and surface water disposal to reduce the risks of flooding or aquatic pollution elsewhere.

Full details of the proposed drainage scheme have not been provided with the application and would need to be secured through condition. However, detailed consultation responses from United Utilities and the Council's Drainage Engineer set out a number of requirements in relation to foul and surface water separation and drainage of surface water in the most sustainable way in accordance with the NPPG hierarchy. The Council's Drainage Engineer notes that as there is no public sewer in the vicinity, foul sewage provisions will take the form of a septic tank or mini treatment unit.

Therefore, subject to an acceptable foul and surface water drainage scheme being submitted to and approved in writing by the LPA, the requirements of Policy G8 of the Core Strategy, saved policies EM/7 and EM/8 of the Rochdale Unitary Development Plan and the National Planning Policy Framework will have been met.

Land Contamination

Core Strategy Policy G9 states that the Council will ensure that any risks arising from contaminated land or land instability are identified, and that any appropriate actions to address these risks are taken, prior to development taking place. Despite the site being occupied by a residential dwelling at present, the presence of ground based contaminants cannot be ruled out. As such, prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) should be completed to assess the actual and/or potential contamination risks at the site and the report should be submitted to, and approved in writing by, the Local Planning Authority. Subject to an appropriate condition and subsequent actions in respect of the above, the requirements of Policy G9 of the Core Strategy and the National Planning Policy Framework in relation to land contamination and land stability would have been satisfied.

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:-

- Location Plan (Plan Received 05.03.19)
- Site Plan as Existing

- Site Plan as Proposed (Amended Plan Received 03.04.19)
- Tree Survey, Drawing No. 247/1
- Plans, Elevations and Sections as Existing, Drawing No. 34
- Plans, Elevations and Section as Proposed, Drawing No. 34B

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 Core Strategy, the Unitary Development Plan and the National Planning Policy Framework.

3 No development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall include:
i) a survey of the extent, scale and nature of contamination
ii) an assessment of the potential risks to:
- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

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

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

4 No development or works of site preparation shall take place until such time as an Arboricultural Method Statement including but not limited to detail on which trees are to be removed, which trees are to be retained, any other tree work to facilitate development including pruning, proposals for ongoing management of retained trees, temporary protective barriers, temporary ground protection, site supervision, location of services and, if required, specialist construction techniques in accordance with BS 5837:2012 (Trees in Relation to Design, Demolition and Construction) has been submitted to and approved in writing by the Local Planning Authority. No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction.

Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Protection measures for retained trees are required to be in place prior to commencement of any works on site to ensure no damage is caused.

5 No development, other than the demolition of the existing dwellinghouse on site and subsequent works of site clearance, shall take place until a detailed scheme for the disposal of foul and surface water from the site, including detail of ongoing management proposals, has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until such time as the duly approved scheme has been implemented. The drainage infrastructure shall be retained and maintained in accordance with the approved detail thereafter.

Reason: To prevent an increased risk of flooding as a result of the development, to ensure that surface water discharge rates are limited to pre-development rates and to ensure satisfactory disposal of surface and foul water from the site in accordance with policy G8 of the adopted Rochdale Core Strategy, saved policies EM/7 and EM/8 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

6 No development, other than the demolition of the existing dwellinghouse on site, shall take place until finished floor levels for the proposed building relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7 Notwithstanding the provisions of condition 2 of this permission or any description of materials in the application, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details prior to first occupation of the dwelling hereby approved.

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

8 No above ground works shall take place until full details of the vehicular access and driveway, including detail of the surface water drainage strategy and surfacing materials, have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until such time as the duly approved vehicular access and car parking arrangements have been

made fully available for use; the arrangements shall be retained thereafter for their intended purpose.

Reason: In the interest of highway safety and the free flow of traffic and to ensure satisfactory disposal of surface and water from the site in accordance with policies T2, DM1 and G8 of the adopted Rochdale Core Strategy, saved policies EM/7 and EM/8 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

9 No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with Policies P3, P2 and DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

10 (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 Policy P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

11 No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

12 No part of the development shall be occupied until such time as a detailed scheme for the provision of bird and bat boxes in the development has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until such time as the duly approved scheme has been implemented. The bird and bat boxes shall be retained as installed thereafter.

Reason: To safeguard any protected species which may either live or forage within the site in accordance with Policy G7 or the Rochdale Core Strategy and the National Planning Policy Framework.

13 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 building hereby permitted the windows in the ground floor and mid-elevation level on the side elevation facing north shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) 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.

14 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, the dwelling hereby approved shall not be altered or extended, and no buildings or structure shall be erected within its curtilage under Schedule 2, Part 1, Classes A, B, C, D and E of the above Order except with the prior written approval of the Local Planning Authority.

Reason: To prevent overdevelopment in Protected Open Land in accordance with policies G4 and G5 of the Rochdale Core Strategy, saved policy D/10 of the Rochdale Unitary Development Plan 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.

Notes for Applicant:

INFORMATIVE:

All British bat species are fully protected through The Conservation of Habitats and Species Regulations 2010 as European Protected Species (EPS). They also receive some protection through inclusion in Schedule 5 of the Wildlife and Countryside Act

1981 (as amended). Under the Wildlife and Countryside Act 1981 (as amended), it is also an offence to intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection; or obstruct access to any structure or place which any such animal uses for shelter or protection. If bats are found at any time during the works, work should cease immediately and advice sought from a suitably qualified bat worker.