

APPLICATION NUMBER: 24/00853/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER
24/00853/FUL	Anna Hayes

DETERMINATION DATE 18.12.2024 **EXT OF TIME** 07.02.2025

Address: Land Adj 40 Andover Avenue Middleton Rochdale M24 1RN

Proposal: Proposed erection of one detached 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/a
	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 subject to conditions
----------------	-----------------------------

CHECKED AND SIGNED OFF BY: RC

DATE: 06/02/24

SITE

The application site relates to land forming part of the residential curtilage of 40 Andover Avenue in Middleton. The property comprises of a brick built two-storey detached dwelling house with integral garage. There are gardens to the front, side and rear and off-road parking provision to the front of the plot.

The surrounding area is predominately residential and comprises a mix of house types, including two storey semi-detached and terraced properties, as well as three storey apartment buildings and bungalow properties. Alkrington Court, a retirement housing complex, abuts against the north and western site boundary.

The site is located within the defined urban area according to the Rochdale Unitary Development Plan proposals map.

PROPOSAL

Planning permission is sought in relation to the erection of a 4 bedroom detached dwelling within the residential curtilage of 40 Andover Avenue and the proposed sub-division of the plot. The proposed dwelling would stand at two storeys in height under a dual pitched roof. The dwelling is proposed to be constructed in a buff brick to the elevations and uPVC window/door frames.

The proposed ground floor would comprise of a semi-open plan kitchen/dining space, utility room, W/C, living space and separate 'snug' area. The first floor would accommodate four bedrooms including a master bedroom with en-suite and a separate family bathroom.

To the front of the plot there would be a driveway large enough to accommodate at least two vehicles with a small landscaped area. The primary outdoor amenity space would be located to the rear of the plot.

A separate garden would be retained for the existing property 40 Andover Avenue.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

Chapter 2 Achieving sustainable development
Chapter 5 Delivering a sufficient supply of homes
Chapter 9 Promoting sustainable transport
Chapter 11 Making effective use of land
Chapter 12 Achieving well-designed places

National Planning Practice Guidance (NPPG)

Development Plan

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The development plan for the proposal consists of the Places for Everyone (PfE) Joint Development Plan, Rochdale Core Strategy (CS), adopted 2016, and saved Unitary Development Plan (UDP) policies. The Council also has an adopted series of Supplementary Planning Documents and Supplementary Guidance Notes, which are other material considerations.

Places for Everyone Joint Development Plan (PfE) (2024)

Sustainable and Resilient Places

JP-S1 Sustainable Development
JP-S2 Carbon and Energy
JP-S3 Heat and Energy Networks
JP-S4 Flood Risk and the Water Environment
JP-S5 Clean Air
JP-S6 Resource Efficiency

Places for Homes

JP-H1 Scale, Distribution and Phasing of New Housing Development
JP-H2 Affordability of New Housing
JP-H3 Type, Size and Design of New Housing
JP-H4 Density of New Housing

Greener Places

JP-G1 Landscape Character
JP-G8 A Net Enhancement of Biodiversity and Geodiversity

Places for People

JP-P1 Sustainable Places

Connected Places

JP-C6 Walking and Cycling
JP-C8 Transport Requirements of New Development

Rochdale Core Strategy (CS)

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places
C2 Focusing on regeneration areas and economic growth corridors/areas
C3 Delivering the right type of housing
C6 Improving health and well-being

SO3 Improving design, image and quality of place

P1 Improving image
P3 Improving design of new development

SO4 Promoting a Greener Environment

G6 Enhancing Green Infrastructure
G7 Increasing the value of biodiversity and geodiversity
G9 Reducing the impact of pollution, contamination and land instability

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

Managing delivery and monitoring progress

DM1 General Development requirements
SD1 Delivering sustainable development

Rochdale Unitary Development Plan (UDP) Proposals map allocation

G/D/1 Defined urban area

Other

The following Supplementary Planning Documents (SPD) are also relevant:

- Guidelines & Standards for Residential Development SPD, June 2016; and,
- Residential Design Guide SPD.

Also of relevance are:

- National Design Guide (2019) (Ministry of Housing, Communities and Local Government); and,
- Department for Communities and Local Government – Technical housing standards - nationally described space standard

RELEVANT SITE HISTORY

No recent relevant history.

CONSULTATION RESPONSES

Highways and Engineering

No objection to the proposal subject to the provision of a dilapidation survey. This is discussed in more detail below.

Environmental Health - Noise/Odours

No objection to the proposal subject to a condition requiring the submission of a construction management plan, and a condition restricting construction hours to 08:00-18:00 Monday - Friday 09:00-14:00 Saturdays and no work on Sundays or Bank holidays.

Greater Manchester Ecology Unit

No objection to the proposal. No further information is required.

United Utilities

No objection to the proposal. The developer should consider their drainage plans in accordance with the drainage hierarchy outlined within the NPPF and NPPG. Full details are enclosed within their formal consultee response dated 11 November 2024.

The Mining Remediation Authority (formerly The Coal Authority)

No objection to the proposal. Recommends informative note giving contact details if any suspected coal mining feature is encountered on site.

REPRESENTATIONS

Two letters of objection have been received. The comments have been summarised below:

Amenity

- Loss of privacy;
- Overlooked;
- Would be very close to Alkrington Court.
- Increased noise;
- Congestion on an already narrow street.

Other

- Flooding as a result of building on the site.

ANALYSIS

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The National Planning Policy Framework is also an important consideration. The NPPF states that a presumption in favour of sustainable development should be at the heart of every application decision.

Principle of development

The application site is situated within an established residential area of Middleton within the defined urban area, as designated under the UDP Proposals Map. In such locations, the Core Strategy (CS) actively encourages new housing development particularly where there is good access to existing facilities and infrastructure (policy SP2). This is echoed in policies C1, C2 and DM1 of the CS.

Whilst Rochdale can presently demonstrate a 5 year housing land supply, this does not preclude the delivery of additional housing. The need for boosting housing in urban areas is clearly set out in National Policy. The opportunity to develop the site for 1 dwelling would offer a small but positive contribution to housing land supply which should be apportioned due weight in the decision making process.

In conclusion, the principle of development is justified as being acceptable having had full regard to local and national policy, subject to all other material considerations being satisfied as discussed below.

Design, appearance and layout

Paragraphs 131 and 135 of the 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. This is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design. Policy JP-H3 of PfE requires development 'to incorporate a range of dwelling types and sizes' and a key aim of the Plan is to boost the supply of well designed, adaptable new homes with appropriate access to private space.'

The proposed dwelling would be of a similar scale (in its height, width and length) to the existing dwellings along Andover Avenue and surrounding roads, including Evesham Road and Mossylea Close, which primarily comprise of two storey detached and semi-detached properties. The general form and massing of the proposed dwelling is also reflective of local properties and so would integrate sympathetically within the existing street scene. The proposed dwelling would be set out within the plot to include a car parking area to the front and private garden to the rear which is reflective of local character. The principal elevation of the dwelling would roughly align with 40 and 42 Andover Avenue so would maintain the existing building line along Andover Avenue.

Overall, if constructed with materials that are of a similar colour, form and texture to the existing materials (buff brick, similar roof tiles, uPVC window frames/doors), Officers are satisfied that the proposed dwelling would integrate sympathetically - being of a similar scale, massing, proportions and architectural style to the established street scene, in accordance with Policies DM1 and P3 of the Council's adopted Core Strategy

In order to secure this for the future, and in the interests of controlling matters which may be detrimental to the original visual concept and to protect neighbour amenity given the tight-knit urban environment, it is recommended that permitted development rights are removed for enlargements to the dwelling under classes A and B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the Order"). Overall, subject to conditions, the proposal would be considered acceptable in respect of visual amenity and in accordance with paragraph 135 of the National Planning Policy Framework.

Residential Amenity

At paragraph 135, the NPPF outlines the importance of planning in securing good standards of amenity for future and existing occupiers of land and buildings. This is

reflected locally through CS policy DM1 which requires development proposals to ensure that they “do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy”.

Although it is expected that most new development will have some impact on neighbours, it is important to ensure that the impact is not so significant that it results in unacceptable harm. All new developments should avoid causing a significant loss of privacy and/or light for occupiers of new neighbouring dwellings and existing dwellings.

To help achieve this, the ‘Guidelines and Standards for Residential Development’ Supplementary Planning Document (SPD) has been produced by the Council to assess the matters relevant to residential amenity. As CS Policy DM1, PfE Policy JP-P1 and the SPD are concerned with high standards of residential amenity in all developments, they are relevant to considerations of this proposal.

Existing Residential Amenities:

Officers are satisfied that the proposed dwelling would not result in a poor quality of outlook, loss of light or have an overbearing impact on the existing occupiers of 40 Andover Avenue, in accordance with section 5 of the SPD. There are no windows to the side elevation of No.40 which would be affected and the property would still retain an open outlook over their rear garden.

When considering the impact of the development on No.39 Andover Avenue opposite, officers note a sufficient separation distance of around 21m which exceeds the minimum space standards requirements as set out in section 4 of the SPD. Officers are therefore satisfied that the proposal would not result in an undue loss of light, outlook or privacy for these neighbouring occupiers.

Immediately abutting against the northern boundary of the site is Alkrington Court – a retirement housing complex with formal garden areas to the front and rear. To the south facing side elevation of this two storey complex there are two windows, one at ground floor and one at the upper floor which both appear to serve a non-habitable rooms. On this basis there would be no significant loss of light or outlook to existing neighbouring occupiers of Alkrington Court. A first floor bathroom window is proposed to the side elevation of the proposed dwelling facing Alkrington Court, though this window is shown on the plans to be fitted with obscure glazing with a top hung casement opening and will be conditioned as such to prevent overlooking.

Immediately sharing the rear boundary of the proposed dwelling is the formal garden area serving Alkrington Court. The proposed dwelling would introduce two new habitable room windows at first floor level. These windows would be around 9.5m – 14.5m in distance from the common boundary which is positioned diagonal to the proposed dwelling. Whilst at its closest point it would fall around 1m short of the recommended distance of 10.5m (as set out in para 4.1 of the Guidelines and Standards for Residential Development SPD), this is not inconsistent with the prevailing character of the area, noting that there is a distance of around 8m between the 123 Evesham Road and the common boundary with Alkrington Court. In any case, the garden to Alkrington Court is also generous in size and the proposed dwelling would not be positioned overlooking the main outdoor amenity space/patio area. On balance, Officers are satisfied that there would be no significant loss of privacy to the occupiers of this property and the associated outdoor amenity space as a result of overlooking.

The nearest residential properties to the rear of the site, namely 123 and 125 Evesham Road, would be situated at an oblique angle to the proposed dwelling. As a result there would be no loss of privacy to habitable rooms as result of direct

overlooking and views would only be perceived at an oblique angle. The proposed back-to-back garden arrangement respects the established character of the area and layout of houses/plots within the residential estate.

Overall, the proposed dwelling is on an infill site where generally the existing spacing is respected and the scheme has been designed to integrate sympathetically with established building lines. Overall, it is found that the impact of a new dwelling on this site would not be unduly harmful to the living conditions of existing neighbouring occupiers, when considering light, outlook and privacy, in accordance with Core Strategy policy DM1.

Residential Environment Created

Section 12 of the NPPF requires new development to create places with a high standard of amenity for existing and future users. The Government's Technical housing standards - nationally described space standard document (THS) sets out the required minimum gross internal floor areas and storage required for new development.

For a 4 bedroom, 5 persons, 2 storey dwelling, a minimum gross internal floor area of 97m² is required with 3.0m² of built in storage. The proposed development exceeds this requirement and all rooms have access to natural light and ventilation. All bedrooms achieve the minimum floor area requirements.

Further to the above, the Council believes all residential properties should have access to private or communal outdoor space whatever the type or location. Gardens, terraces and balconies provide residents with outdoor areas for relaxation, leisure and clothes drying, and contribute considerably to resident wellbeing. All houses should have private amenity space of a size and function suitable for its intended occupants. The proposed garden area is reflective of the existing outdoor amenity spaces serving existing local properties and there is suitable space for refuse storage and cycle storage within the site, as well as space for clothes drying and seating etc., as shown on the submitted site plan.

Overall, the proposed development would provide a high standard of internal and external accommodation.

Access and Highway Safety

The proposed dwelling is situated within an established residential estate where there is a mix of off-street and on-street parking. The Local Highway Authority have been consulted on the proposed development and offer no objections to the proposal, confirming the following:

- This development will not generate any significant volume of traffic.
- The parking requirement for a development of this nature is 2 vehicles. Adequate parking provision has been made.
- Access to the site is satisfactory.
- No new highways are proposed as a result of this proposal.
- No changes to existing highways are as a result of this proposal.
- No new road safety issues have been identified as a result of this proposal. We have no concerns regarding the servicing of this location for refuse collection or access for emergency service vehicles.
- No PROW will be obstructed by this proposal.
- Our only cause of concern with this application is that construction traffic damages the highway. We therefore request a dilapidation survey is undertaken before construction commences and any damage apparent upon completion remedied at the expense of the developer.

Officers have no reason to disagree with the above, with the exemption of the proposed dilapidation survey. Given the scale of the development and location it would be unreasonable in planning terms to request the completion of a dilapidation survey. Overall the scheme is found to be compliant with the NPPF, in particular paragraph 116 in respect of highway safety and access.

In order to ensure that suitable parking is retained on site, it is recommended that a condition is attached to any approval notice to secure this.

Ground conditions (contaminated land)

The Council's Public Protection team have been consulted on the proposal and consider it necessary for a Phase 1 Report (Preliminary Risk Assessment) to be submitted to and approved in writing, prior to the commencement of any works on site, with remediation works carried out if required. This in order to ensure that any unacceptable risks posed by contamination are appropriately addressed and the site is suitable for its proposed use, in accordance with paragraph 196 of the NPPF. The agent has agreed in writing to such condition.

Ecology

Paragraph 187 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. Under the statutory framework for biodiversity net gain, subject to some exceptions including self-build and custom build development, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met. This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

PfE Policy JP-G8 also states that through local planning and associated activities a net enhancement of biodiversity resources will be sought where relevant. In particular, development will be expected to achieve a measurable net gain in biodiversity of no less than 10%.

Greater Manchester Ecology Unit have been consulted on the proposal and note that:

- The site is likely to have limited ecological value given its small size, urban nature, and isolated location.
- No mature trees or structures appear to be present on site which may support roosting bats, and no waterbodies are present within 250m of the site which may support great crested newts or other common amphibians.
- Nevertheless, protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should therefore be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.
- Nesting birds may also be present within the shrubs on site. As such, vegetation removal should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.
- Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to

enhance the site for biodiversity should be secured as part of this planning application, and could include integration of bat or bird boxes into the proposed building.

Being a self-build application, the development is not subject to mandatory BNG. However in order to provide biodiversity enhancement measures, at the request of Officers note 2no. bird boxes and 1no bat box are to be incorporated into the north facing gable end and are to be secured by condition.

Drainage

The application has not been supported by a drainage proposal or strategy. Whilst United Utilities hold no objection to the proposal and recommend only that the developer consider their drainage plans in accordance with the drainage hierarchy set out in the NPPF.

Noting that the proposed development is minor in nature and is situated within an area which has a 'Very low' chance of yearly flooding due to surface water and rivers and the sea, as categorised by the Environment Agency, it would be considered unreasonable to request this information upfront prior to a decision. However, in order to ensure that the site has appropriate drainage and measures are put in place, it is recommended that a condition is attached requiring the submission of a drainage strategy prior to the commencement of any works on site, in order to prevent any increased risk of flooding in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the NPPF.

Other

Standard construction working hours are recommended by the Council's Environmental Health Public Protection unit. Given the relatively close proximity of neighbouring residents to the site, it is also considered reasonable to limit the hours of work during the construction phase of the development. A condition to this effect is attached to the recommendation.

The application site falls partly within the defined Development High Risk Area due to the presence within the site of an outcropping coal seam. However, whilst the outcropping coal seam is likely to be present at shallow depth beneath rockhead, rockhead itself is anticipated to lie beneath a significant depth of drift/superficial deposits (>30m). Given the significant depth of any coal seam beneath the site, the Mining Remediation Authority (formerly The Coal Authority) have confirmed they hold no objection to the proposal. They do however recommend that a suitably worded informative note is attached to any decision notice to alert the developer to contact the Coal Authority should any suspected coal mining feature be encountered on site. An informative note is therefore recommended on this basis.

Conclusion

The site is within the defined urban area with an accessible and sustainable location. The proposed dwelling would not unacceptably impact on the visual amenity of the area and the residential amenity of surrounding properties subject to conditions. The traffic generation, access and parking arrangements are also considered to be acceptable, subject to conditions.

In view of the above, the proposal is considered to comply with relevant saved UDP Policies and the adopted Core Strategy. In considering the planning merits of the proposal against the requirements of the NPPF, the proposal is considered to represent sustainable development.

On this basis in accordance with the requirements of local and national policy the application is recommended for approval, subject to conditions.

RECOMMENDATION

1. The development must be begun not later than the expiration of 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 by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents unless otherwise required by the conditions below:

Drawing LD 07 23 76 – 3 of 4 (Existing Site and Location Plans)
Drawing FP 07 23 76 – 4 of 4 – revision B (Proposed Site plans)
Drawing FP 07 23 76 – 1 of 3 – revision B (Plans and Elevations)
Drawing FP 07 23 76 – 2 of 4 – revision A (Existing and Proposed Street Scene)

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. 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 policies DM1 and P3 of the adopted Rochdale Core Strategy, policies JP-G9 and JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

4. During demolition / construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 08:00 and 18:00 Mondays to Fridays and 09:00 to 14:00 Saturdays. No work shall take place on Sundays and Bank Holidays.

Reason: To protect the amenities of occupants of nearby properties in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

5. Prior to the first occupation of the development hereby approved, the car parking spaces (hardstanding) shall be provided within the site boundary as shown on the approved drawing FP 07 23 76 – 4 of 4 – revision B and made available for the parking of motor vehicles prior to the development first being brought into use, and shall be retained for that sole purpose at all times.

Reason: To ensure adequate car parking arrangements in accordance with policy DM1 of the adopted Rochdale Core Strategy.

6. No development shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Schedule 2, Part 1, Classes A, B) or any order revoking and re-enacting that Order, with or without modification, no enlargement, improvement or other alteration of the dwelling which would otherwise be permitted by Part 1 of Schedule 2 (Classes A, B) to that Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To regulate any future alterations/extensions, in the interests of controlling matters which may be detrimental to the original visual concept and to protect neighbour amenity, in accordance with policy P3 and DM1 of the adopted Rochdale Core Strategy, Places for Everyone Policy JP-P1 and the National Planning Policy Framework.

8. Prior to the first occupation of the development hereby approved, the boundary treatment as shown on FP 07 23 76 – 4 of 4 – revision B shall be installed and completed in accordance with the approved details.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy, policies JP-G1 and JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

9. Prior to the first occupation of the dwelling hereby approved, the biodiversity enhancement measures (bird/bat boxes) indicated on the approved drawings shall be installed and retained as approved at all times thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with policy G7 of the adopted Rochdale Core Strategy,

policy JP-G8 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

10. Prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.
 - a) Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.
 - b) In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the safe development of the site in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and to ensure any unacceptable risks posed by contamination are appropriately addressed and the site is suitable for its proposed use in accordance with paragraph 196 of the National Planning Policy Framework.

11. No tree felling or vegetation removal shall take place during the optimum period for bird nesting (March to July inclusive) unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the National Planning Policy Framework.

12. Prior to the first occupation of the development hereby approved, the first floor en-suite bathroom window of the north facing side elevation of the dwelling hereby permitted shall be fitted with obscure glass and the obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy and the window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: In the interests of the privacy of occupiers of neighbouring property.

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:

COAL / MINING REMEDIATION

The development site lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

If any suspected coal mining feature is encountered on site, this should be reported immediately to the Coal Authority on 0800 288 4242. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Ecology

The developer must seek ecological advice should they find or suspect that the proposals will impact on protected species during construction.

Report Author Anna Hayes