

APPLICATION NUMBER: 24/00276/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00276/FUL

CASE OFFICER

Rosalind Gralton

DETERMINATION DATE 05.06.2024 EXT OF TIME 26/06/2024

Address: Castle Inn Manchester Road Castleton North Rochdale OL11 4HY

Proposal: Change of use and conversion of the former castle inn pub into 8 no dwellings (Class C3b use) with ancillary/office space in the cellar to provide facilities to support the function of the supported housing, including alterations to fenestration on all elevations, following demolition of toilets on rear elevation

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?	NA
-----	--	----

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

RECOMMENDATION

APPROVE SUBJECT TO CONDITIONS

SITE

The application site relates to the former 'Castle Inn' Public House on Manchester Road (A58) in Rochdale. The large detached 'Mock Tudor' property has attractive architectural features including stone mullion windows, decorative arched stone entrances, first floor timber margins and bargeboards, and a slate roof with brick ridge detailing.

The property is currently vacant, and the most recent permission granted relates to the change of use of the building to a single dwelling (ref: 20/00509/FUL). Some of these works in relation to the windows have been carried out, however this was not completed in full and the property is not yet a dwelling and remains as a former public house. The building is visibly deteriorating and has been for a number of years. The building was subject to a Compulsory Purchase Order which has been completed.

The site is located in an area which is both commercial and residential in nature. To the south of the property is the former pub car park, half of this car park belongs to the Castle Inn and the other half to the neighbouring pub known as the St Albans Inn. This car park previously served both pubs but was subdivided when both buildings were sold. To the north of the site is a detached brick garage/store room (within the curtilage of the application property) and beyond are a number of purpose built commercial office buildings. On the opposite side of Manchester Road is a row of terraced houses and a children's nursery. Directly to the east of the site is the dual carriageway (A58) which connects Rochdale Town Centre to the motorway, although the building is set lower than the dual carriageway and reasonably well screened by mature trees positioned on the thin section of intervening land.

PROPOSAL

The application proposed the change of use and conversion of the former pub into 8, one bedroom supported living flats (Class C3b use), across first floor and ground floor levels.

The proposed cellar would be converted to ancillary office space specific to support the function of the supported housing.

The proposed development will introduce alterations to fenestration on all elevations, including reinstatement of former windows at basement level, replacement doors, demolition of the existing single storey toilet block, and creation of new opening for communal entrance into the property.

RELEVANT PLANNING POLICY**National Guidance**

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional – Places for Everyone Joint Development Plan

Places for Everyone Joint Development Plan (PfE)

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

Policy JP-S1 – Sustainable Development
Policy JP-H1 – Type, Size and Design of new housing
Policy JP-P1 – Sustainable Places
Policy JP-P2 – Heritage
Policy JP-P3 – Cultural Facilities

Adopted Rochdale Core Strategy (CS):

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

P2	Protecting and enhancing character, landscape and heritage
P3	Improving Design of New Development
DM1	General Development Requirements
C1	Delivering the Right Amount of Housing in the Right Places
C3	Delivering the Right Type of Housing
G9	Reducing the impact of pollution
T2	Improving Accessibility

Unitary Development Plan (UDP):

G/D/1 – Defined Urban Area

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

21/01366/DOC - Submission of details to comply with conditions 3 (window specification) and 5 (acoustic repairs) on planning permission 20/00509/FUL- Refuse

20/00509/FUL - Change of use from a public house to a single dwelling – Grant subject to conditions

19/01517/DOC – Submission of details to comply with conditions 3, 4 and 5 on planning permission 18/01232/FUL – Request completed

18/01231/FUL – Change of use and conversion of public house to 7 self-contained flats office and alterations to elevations to include new windows and doors and roof repairs. – Grant subject to conditions

14/00778/DOC - Submission of details to comply with condition 6 of planning permission 11/D54447 – Request completed

13/00206/FUL – Change of use to a restaurant/ take away (use class A3) – Grant subject to conditions

11/D54447 - Change Of Use From Public House (Use Class A4) To Residential Dwelling (Use Class C3) Resubmission Of D54259. – Grant subject to conditions

CONSULTATION RESPONSES

Highways And Engineering

This development will have no major impact upon vehicle movements and will be indistinguishable against back ground traffic.

Given the location is close to the town centre and the nature of the development the location is considered to be sustainable and the parking provision is deemed adequate.

No changes are proposed to the existing highway.

No new highways are proposed as a result of this development.

We have no new road safety concerns as a result of this development.

We have no concerns regarding servicing or refuse collection at this location.

We have no sustainable highways objections to this proposal.

Env Health - Noise/Odours

The residential units are constructed in line with the requirements of the submitted noise impact assessment to achieve the following internal and external noise levels.

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

' 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;

' 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;

' 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

Upon completion and prior to occupation validation testing is carried out to ensure the internal and external noise levels have been achieved.

Noise from plant serving the building does not exceed 46dB (A) between 07:00-23:00 and 36 dB (A) between 23:00-07:00

Tree Officer

No comments received to date

Conservation And Design

The Castle Inn is an early 20th century building of mock Tudor design, it sits on the site of an earlier public house. The building makes a positive contribution to the surrounding area due to its architectural quality and this reason, along with its age, it is considered to be a non-designated heritage asset.

The building has been vacant for a number of years and has fallen into a derelict condition. Some works were carried out to convert the building into a single dwelling (20/00509/FUL refers). However, these works were not complete. The previous consent was subject to a number of conditions to protect the significance of the

building. These include details of windows, doors, and chimneys. Details of repairs were also requested by the Conservation Officer as part of this application. None of these conditions were discharged. However, replacement aluminium windows have been installed.

The proposed scheme would see the public house subdivided to form eight residential units, with an office space in the cellar. There would be some harm to significance from the conversion of the former public house into a residential use. However, a residential use of the building has already been previously accepted (albeit for a single dwelling). Furthermore, the building has been vacant and its condition deteriorating for a number of years. The proposed use would provide a viable, long term use for the building, preventing further deterioration and loss of historic fabric. This is considered to be a heritage benefit.

The proposal includes some external changes. These include: the retention of the existing windows, the unblocking of the cellar windows, the removal of external staircases and WC lean-to extension and new doors.

There is no objection to the removal of the external staircase and WC lean-to.

Ideally original, exterior, historic doors should be retained. If they cannot be retained this should be explained. Details of the new doors should be required by condition. They should be fabricated of timber and of a design to suit the style of the existing building.

The existing aluminium windows have been fitted recently. Their details, which were required to be agreed by condition, were not discharged. It is regrettable that the leaded windows have been lost, but it is acknowledged that many had already been broken. It is also acknowledged that aluminium windows had been agreed in principle as part of the previous consent. As part of this application, it would be helpful to have a large scale detail of a typical window for consideration. The window frames do appear relatively chunky and this has resulted in some harm to the character of the original building. This harm is minor and needs to be weighed in the planning balance, noting the benefits elsewhere from bringing the building back into use.

Details of the new cellar windows should also be required by condition. These should also be aluminium.

A schedule of external repairs should also be provided. This should include details of making good, where existing features are being removed, as well as works to repair the chimneys.

Subject to the above, there are no heritage objections, as it is considered that the minor harm identified is outweighed by the benefits of bringing the building back into use.

Gtr Manchester Ecology Unit

Thank you for consulting GMEU on application24/00276/FUL for the change of use and conversion of the former castle inn pub.

The application is accompanied by a day time bat and bird survey (Rachel Hacking Ecology, 2023). This assessment was undertaken following best practice guidelines by a suitably experienced ecologist.

No evidence of bats was found during the survey and the building was found to have negligible potential to support roosting bats.

No evidence of nesting birds was found, although birds can potentially nest in buildings.

Based on the above, we would make the following recommendations:

- ❑ Any new external lighting must be designed in line with best practice guidelines (e.g. <https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting>) to avoid impacts on nocturnal animals such as bats.
- ❑ Work (including building demolition and any vegetation and site clearance) should be timed to avoid the main bird nesting season (March - August inclusive) unless it can otherwise be demonstrated that no active bird nests are present.
- ❑ Reasonable Avoidance Measures for bats should be followed for any works to the roof/soffits as per section 5.1.1 of the ecology report.
- ❑ Biodiversity enhancements should be delivered by this application, and provision of bat and bird boxes in line with the measures identified in section 5.2.3 of the ecology report would be appropriate for this application.
- ❑ An informative should be used so that the applicant *is aware of the legal protection that certain species receive and that the granting of planning permission does not negate the need to abide by the laws that are in place to protect biodiversity. If at any time any protected species are found or are suspected of being present on the site and adversely affected by the development, work should cease immediately and an ecologist/LPA should be contacted.*

REPRESENTATIONS

The application was publicised by way of site notice and neighbour notification. Two letters of objection were received citing concerns of parking and traffic as a result of the proposals. These are considered in the Highways section of the assessment.

One letter of objection was received stating they were the legal owner of the property, and they objected as the Council was submitting an application without their consent, and the property should be their family home.

Land ownership is not a material planning consideration that is afforded weight in the planning balance. Nevertheless, the case officer notes that the applicant (the Council) has signed certificate A and has Strategic Housing team have confirmed a Compulsory Purchase Order was completed on the site.

ANALYSIS

Principle of Development

The application site is within the Defined Urban Area under the Rochdale Unitary Development Plan. Policy G/D/1 is therefore relevant to any applications on the site and in the supporting text to this policy it is established that new development should be located in the urban area, so as to support urban regeneration and to protect the countryside.

Paragraph 97 of the revised National Planning Policy Framework states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: c) Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

The Council's Core Strategy, particularly at Policy C8, places an importance on improving community, sport, leisure and cultural facilities. This policy mentions that these facilities are vital to local communities and provide the services needed for a good quality of life, for example, helping to promote community cohesion.

Places for Everyone Policy JP-H3 relates to the type, size and design of new housing, stating that development should incorporate a range of houses and where appropriate, incorporating specialist housing for vulnerable people. The application seeks to provide 8no, 1 bed flats for supported living.

Additionally, Policy C1 states in the south of the Borough the Council will 'deliver a majority of new homes to reflect its accessibility to the core of the city region, and the opportunities that exist for new housing' and this will be done by 'deliver new homes in regeneration areas ... and focus new housing in or close to key economic growth corridors/ areas and town centres'.

Policy C2 of the Rochdale Core Strategy states the Council will focus on regeneration and delivery of new homes. Specific to Milkstone and Deeplish, they will provide additional homes on vacant and underused sites and through redeveloping incompatible employment uses in residential areas. Policy C3 requires new developments to deliver the right type of homes, to meet local needs. Advice from the Council's Strategic Housing team is that there is an identified need for 1 bedroom housing in this area.

The development would result in the change from a community use to a non-community use. The community value of the pub is a material consideration in the determination of this application, as the Local Planning Authority has a duty to consider the social well-being of its communities when carrying out its statutory processes, as outlined above. For a PH to provide a service to a local urban area it should be within a reasonable walking distance for the range of customers who are likely to use it. It is considered, a PH could reasonably serve an area within a 5 to 10 minute walk. On this basis the building is located within a reasonable walking distance of Rochdale Town centre which provides a number of similar facilities. As such, due to its location in close proximity to other PH lying in walking distance of the site the loss of this PH would therefore not reduce the local community's ability to meet its day to day needs. It is noted the PH has not been in use for a considerable number of years and has been subject to various planning applications. Some of the works (for example works to the windows) have been completed to the building through recent approvals to convert the building, however none of these works discharged the relevant conditions, and the building conversion was not substantially complete, nor occupied as a dwelling.

Irrespective of this, on balance, it is not considered the proposed change of use of the PH as proposed in this application will result in the detriment to the social well-being of the adjacent residential properties and community.

The site is located approximately 500m west of Milkstone Road local centre, and 500m south of Rochdale Town Centre. In terms of the siting of the residential dwellings within Castle Inn, adjacent to Manchester Road A58, the proposal would be considered acceptable.

Accordingly, subject to an assessment of other development management requirements, the principle of development of the proposed change of use of the public house to a residential Class C3b use is acceptable, and in accordance with Policy C2 and C3 of the adopted Core Strategy and the National Planning Policy Framework.

Visual Amenity and Impact on Heritage

The Castle Inn is an early 20th century building of mock Tudor design, it sits on the site of an earlier public house. The building makes a positive contribution to the surrounding area due to its architectural quality and this reason, along with its age, it is considered to be a non-designated heritage asset.

Paragraph 209 of the NPPF states *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

Policy P2 of the adopted Core Strategy states that the Council will protect the Borough's heritage by conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. Policy P3 of the adopted Core Strategy requires all new developments, regardless of location in the borough, to adhere to high standards of design. Policy DM1 of the Core Strategy states that all development proposals will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations.

Policy JP-P2 of the Places for Everyone Joint Development Plan states we will proactively manage and work to sustain and enhance historic environment and heritage assets and their settings. Development affecting non-designated heritage assets and/or their settings will be considered having regard to National Planning Policy.

The Case Officer concurs with the conclusions of the Conservation Officer, whereby some harm to the significance would be caused as a result of the change of use from the public house to residential properties, however, the viable long term use that has been presented to the building would be of heritage benefit.

Various alterations are proposed as a result of the development including a new communal entrance door, reinstatement of glazing on basement windows and glazing above the doors, new external brickwork, new openings and doors. The existing external staircase is to be demolished, as well as the external toilet block. No details are provided of any repair works to the external building, and a schedule of these, including sample of the brickwork to be used, are secured via condition. Some concerns have been raised about the retention of proposed external doors and new windows. Details of these have been secured by condition. Additionally, details of any external repairs are also secured via condition.

Subject to conditions, it is therefore considered the proposal would comply with the aims of NPPF Chapter 16, Places for Everyone Policy JP-P2, and Rochdale CS policy P2. It would meet the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity

Paragraph 135 of the NPPF states *‘Planning policies and decisions should ensure that developments: f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users’*

The Council's ‘Guidelines & Standards for Residential Development SPD’ in Section 4.10 discusses Changes of Use.

‘When considering applications for the change of use of a building or part of a building to residential use, the Council will take into account the impact of residential use on the area and will also seek to secure a good standard of amenity for the future occupants. For example, residential uses may not be appropriate in certain commercial areas or above hot food take away shops as future residents could suffer from noise and smells nuisance or disturbance from activity late into the evening and early morning and this could affect the operations of the existing businesses.’

In relation to the proposed flats, the proposal would convert the existing Public House to a supported residential use (Class C3b) at first and second floor, and an ancillary office space at basement level.

The square metre measurements are as follows:

Flat no	Total area (sqm)	Bedroom floorspace (sqm)
1	39	11.8
2	47.3	14
3	39.5	12.3
4	40.9	11.3
5	42.5	12.7
6	40.3	12.3
7	48.6	14.5
8	41.3	12.6

Every apartment would meet the Nationally Described Space Standards, meeting the minimum gross internal floor area for a one bedroom, one bedspace flat. All of the bedrooms are at least 2.15m² in width and have an area of at least 11.5m², and therefore accord with guidance for at least one bedspace per room.

In relation to the proposed outlook and privacy of the flats, sufficient separation distances are provided. The proposed dwellings are 23m from properties directly to the west of the building, 45m from the east of buildings across Manchester Road, and 33m south to the nearest building to the south. To the north of the building is Rochdale Co-op funeral-care, and would not be facing a residential dwelling.

Other aspects of residential amenity related to noise is considered to be acceptable through use of acoustic attenuation of glazing, and have been secured by condition.

The flats benefit from a small area of outdoor amenity space; however the site is located approximately 180m to the entrance of Mandale Park, and is also located 200m south of Broadfield Park. Given the close proximity of the proposals to these outdoor spaces, it is not considered the lack of outdoor space included within the proposal would result in an unacceptable impact to the amenity of occupants.

The reinstatement of windows at basement level would not result in any unacceptable level of overlooking or amenity to the occupiers nor the neighbouring residential properties.

In conclusion, the proposal is in accordance with the requirements of Core Strategy Policies P3 and DM1, SPD Guidelines and Standards for Residential Development' (June 2016), and policies contained within the NPPF.

Access and parking

The site's location is a short distance from the town and local centre, and is a highly sustainable location accessible from a wide variety of non-car modes.

Based on the Council's Parking Standards, the maximum standard for car parking provision is 1.25 spaces per flat resulting in 10 spaces. It is noted that the applicant has included part of the adjacent car park within the red edge, has stated on the application form that 10 spaces exist and will be retained, and has signed certificate A to confirm ownership of the 10 spaces.

The Council's Highways Officers were consulted on the application in respect of parking provision and did not raise concerns. It is noted however the neighbour representations regarding parking which would arise as a result of the development.

The existing adjacent car park appears to have been ancillary to the former pubs (which it is located between) and although the occupiers of the development can use the spaces, they cannot be guaranteed to be for sole use of the occupiers. Nevertheless, the site is well located close to the town centre and in close reach of public transport links, and existing traffic regulation orders are in place close to the site on the western side of Manchester Road, and therefore the sustainable location of the proposal alone should not result in an unacceptable impact of the proposal upon highways as a result. The Council's Highways Officer does not consider the proposal would have any impact on road safety or highways capacity on the wider network.

Two objections have been received from neighbours raising concerns regarding parking. While it is acknowledged that the parking shown is within a car park, the proposal is within close reach of multiple modes of public transport from the town centre, and existing traffic regulation orders are in place in the surrounding area.

Cycle parking is proposed and Highways have provided no comment on this element of the proposals and the Council's minimum cycle parking standards does not include a standard for sheltered housing. However, officers consider that the provision of 8 cycle spaces located to the rear of the building to serve the proposed development is reasonable and acceptable. This will be secured by planning condition.

Therefore for the site-specific reasons above, on balance, the proposed development is considered acceptable in regards to highway matters.

Waste storage

Policy DM1 of the Core Strategy states '*all development proposals will be expected to demonstrate that they: [...] (e) Provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements taking into account of the proposed use and location*'.

The Guidelines and Standards for Residential Development SPD details bin storage requirements, stating '*Residential properties should include space for bins to be stored out of public view to avoid them dominating residential streets. Bins should be stored to the rear of a property away from the street scene and/or in a designated area that is well-designed, appropriately sited and screened*'

The proposals includes provision of a bin storage area to the rear. This is screened by the existing gate along the western side of the site. No concerns are raised by highways regarding the servicing and officers are satisfied with the appearance of the bin store (?) and therefore the proposal is considered acceptable in this regard.

RECOMMENDATION

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

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

2. This permission relates to the following plans and documents:-

Location Plan - 01 Rev A

Demolition Plan – 05 Rev A

Proposed Site Plan – 03 Rev A

Existing Elevations – 07 Rev A

Proposed Elevations – 08 Rev A

Existing Floor Plans – 04 Rev A

Proposed Floor Plans – 06 Rev A

'Daytime Bat and Bird Survey, Former Castle Inn, Manchester road, Castleton North, Rochdale, 2023' prepared by Rachel Hacking Ecology, received by the Council 19/03/2024.

and the development shall be carried out in complete accordance with these drawings 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 and the National Planning Policy Framework.

3. No works to the elevations of the buildings shall take place until a full schedule of the external works to be completed on the development, including full details of materials to be used, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained and or replaced as approved thereafter.

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

4. No works to any further windows (including the cellar windows) and doors on the building shall be installed until full product specifications for the doors and windows, including external doors, rooflights or any other glazing, and

detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, doors shall be timber and windows shall be aluminium. The development shall be carried out in accordance with the approved details and retained and / or replaced as approved thereafter.

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

5. No works involving bricks and brickwork shall take place until details including full specification and sample to be delivered onsite of the brickwork, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the new brick shall match the existing precisely in terms of colour, texture, size, coursing. The development shall be carried out in accordance with the approved details and retained and / or replaced as approved thereafter.

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

6. The development hereby approved shall not be occupied until validation testing has been carried out and the results of which have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the following internal and external noise levels have been achieved:

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

Noise from plant serving the building does not exceed 46dB (A) between 07:00-23:00 and 36 dB (A) between 23:00-07:00

The measures shall be retained at all times thereafter.

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

7. No clearance, including building demolition and any vegetation and site clearance, 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.

8. Any works to the roof / soffits as part of the approved development shall be carried out in accordance with the Reasonable Avoidance Measures for bats as stated in section 5.1.1 of the approved Ecology Report.

Reason: In the interests of protecting species in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

9. No part of the development shall be occupied until a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat (including provision of 'Hedgehog Highways') has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained 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 and the National Planning Policy Framework.

10. No part of the development shall be occupied until such time as details for the design of refuse/recycling bin store has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the approved development first being brought into use. The approved refuse and recycling scheme shall be retained as constructed for its intended use thereafter.

Reason: To ensure the provision of satisfactory and secure facilities for storage of refuse and in the interests of visual amenity in accordance with policy P3 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

11. The car parking and cycle parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

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:

1. An informative should be used so that the applicant is aware of the legal protection that certain species receive and that the granting of planning permission does not negate the need to abide by the laws that are in place to protect biodiversity. If at any time any protected species are found or are suspected of being present on the site and adversely affected by the development, work should cease immediately and an ecologist/LPA should be contacted.

In view of the presence of a protected species on or close to the site, the applicant should bear in mind the need to obtain an appropriate licence from Natural England prior to development commencing. Leaflets and statutory advice can be obtained from Natural England, Pier House, Wallgate, Wigan, Lancashire. WN3 4AL (01942 820342) or from the Natural England Website.

2. Any new external lighting must be designed in line with best practice guidelines (e.g. <https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting>) to avoid impacts on nocturnal animals such as bats.

Report Author Rosalind Gralton