

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00961/OUT

CASE OFFICER

Anna Hayes

DETERMINATION DATE 10.12.2024 **EXT OF TIME** 07.02.2025

Address: Sport and Performance Cars, Molesworth Street Rochdale OL16 1SY

Proposal: Outline planning permission (all matters reserved) for the proposed erection of a three storey office building (Use Class E (g)(i)) with associated car parking and landscaping

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?	n

EIA	Screening opinion completed and saved to Onbase?	n/a
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CONDITIONS	Pre-commencement conditions proposed?	y
	Pre-commencement conditions agreed (or notification period expired)?	y

RECOMMENDATION	Grant subject to conditions
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CHECKED AND SIGNED OFF BY: RG

DATE: 7 February 2025

SITE

The application site relates to a triangular plot of land enclosed by Summer Street, Holroyd Street and Molesworth Street. It is currently used for open air car sales with a small modular office/sales cabin along Holroyd Street, with a large forecourt that fronts on Molesworth Street to the east. The boundaries to the site are marked by metal railings. The land is split level with raised paved banking along Molesworth Street.

Surrounding uses are predominately commercial and industrial. Summercastle and Barchant Mills, which are non-designated heritage assets, are located just north of the site off Livsey Street. As historic mill buildings, with surviving original fabric, they are of architectural interest, as well as providing important evidence of the town's industrial heritage.

The site lies within the defined urban area as per the UDP Proposals Map and also falls within an allocated mixed employment zone and physical regeneration area.

PROPOSAL

Outline planning permission, with all matters reserved, is sought for the proposed erection of a three storey office building (Use Class E (g)(i)) with associated car parking and landscaping.

The application is accompanied by a suite of indicative drawings including a proposed site plan, floor plans and elevations. The indicative plans/drawings show that the office building would be three storey in height and would occupy a position fronting onto Molesworth Street. Dedicated car parking would be located to the 'rear' (north-west) of the site.

The proposed site plan indicates that vehicular access and pedestrian access is to be taken via Holroyd Street to the north.

The application has been supported by the following plans and documents (including drawing numbers):

- Location Plan (HSR-SVA-ZZ-ZZ-DR-A-2000 rev -)
- Existing Site Plan (HSR-SVA-ZZ-ZZ-DR-A-2001 rev -)
- Proposed Site Plan (HSR-SVA-ZZ-ZZ-DR-A-2005 rev A)
- Proposed Plans (HSR-SVA-ZZ-ZZ-DR-A-2010 rev -)
- Proposed Elevations (HSR-SVA-ZZ-ZZ-DR-A-2015 rev -)
- Visibility Splays (SCP/240822/D01 rev -)
- Swept Path Analysis (SCP/240822/ATR01 rev -)
- Design and Access Statement rev – dated 29 September 2024
- BNG Statement rev – dated 29 September 2024
- Transport Statement dated September 2024 (240822-TA (0.0))
- Design Statement dated 17 December 2024

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

Section 2 Achieving sustainable development

Section 8 Promoting healthy and safe communities

Section 9 Promoting sustainable transport

Section 11 Making effective use of land

Section 12 Achieving well-designed places

Section 15 Conserving and enhancing the natural environment

Section 16 Conserving and enhancing the historic environment

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 NPPG 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 Jobs

- JP-J1 Supporting Long-Term Economic Growth
- JP-J2 Employment Sites and Premises
- JP-J3 Office Development
- JP-J4 Industry and Warehousing Development

Greener Places

- JP-G1 Landscape Character
- JP-G6 Urban Green Space
- JP-G7 Trees and Woodland
- JP-G8 A Net Enhancement of Biodiversity and Geodiversity

Places for People

- JP-P1 Sustainable Places
- JP-P2 Heritage

Connected Places

- JP-C1 An integrated Network
- JP-C2 Digital Connectivity
- JP-C3 Public Transport
- JP-C6 Walking and Cycling
- JP-C8 Transport Requirements of New Development

Rochdale Core Strategy (CS)

SO1 Delivering a more prosperous economy

- E2 Increasing jobs and prosperity
- E3 Focusing on economic growth corridors and areas

SO2 Creating successful and healthy communities

- C2 Focusing on regeneration areas and economic growth corridors/ areas

SO3 Improving design, image and quality of place

- P1 Improving image

P2 Protecting and enhancing character, landscape and heritage
P3 Improving design of new development

SO4 Promoting a Greener Environment

G1 Tackling and adapting to climate change
G2 Energy and new development
G3 Renewable and low carbon energy developments
G6 Enhancing Green Infrastructure
G7 Increasing the value of biodiversity and geodiversity
G8 Managing water resources and flood risk
G9 Reducing the impact of pollution, 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) (saved policies)

G/D/1 Defined urban area
EC/3 Mixed Employment Zone
G/R/1 Physical Regeneration
EC/8 Development sites in Employment Zones
A/24 Strategic Highway Network

Other

The following Supplementary Planning Documents (SPD) are relevant:

- Guidelines & Standards for Residential Development SPD, June 2016.

Also of relevance:

- National Design Guide (2019) (Ministry of Housing, Communities and Local Government).

RELEVANT SITE HISTORY

91/D26448 – Use of land for sale of cars together with siting of Portacabin – withdrawn 09.09.1991

92/D28283 – Change of use of land to form car sales plot and erection of garage and second floor office cabin – Grant subject to conditions 20.08.1992

99/A4960 – Externally illuminated double sided post mounted 48 sheet advertisement hoarding – Refused 15.02.2000

04/OD43145 – Office development (Class B1) – Grant subject to conditions 06.05.2004

CONSULTATION RESPONSES

Conservation and Design

Principle of new build acceptable, but some concerns about scale and massing. Heritage statement required ideally upfront. This is considered in more detail below.

Highways and Engineering

No objection to the proposal subject to conditions including the requirement for the developer to submit a dilapidation survey prior to the commencement of any works on site and any damage apparent repaired upon completion of construction.

Environmental Health - Noise/Odours

No objection to the proposal. No conditions recommended.

Lead Local Flood Authority/Drainage

No drainage details have been provided and are required. The site is remote from any surface water outfalls. Therefore, if infiltration doesn't work then the proposals will probably need to consider recycling rainwater to reduced run off volumes.

Environmental Control (Landfill Gas)

No objection to the proposal subject to a condition requiring the submission of a Phase I Report (Preliminary Risk Assessment) prior to the commencement of the development to assess the actual/or potential contamination risks at the site.

United Utilities

Recommends that a detailed drainage plan is submitted prior to determination, but should planning permission be granted without the provision of this information, then a pre-commencement condition requiring details of a sustainable surface water drainage scheme and a foul water drainage scheme should be submitted for approval prior to the commencement of any development on site.

Urban Design

No objection in principle to a three storey office building in this location, subject to detailed design negotiations taking place. This is considered in more detail below.

REPRESENTATIONS

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the adjoining owner or occupiers were notified of the proposed development. A site notice was also displayed adjacent to the site.

No comments have been received.

ANALYSIS

The application is made in outline, as such the matters of detail, namely the scale, layout, design, appearance, landscaping and access are being held in reserve. The effect of the grant of planning permission would then be to establish that the principle of the development would be acceptable.

The principle of the development is therefore the main issue to be considered in the determination of the application at this stage.

Principle

The application seeks outline planning permission for the proposed erection of a three storey office building (use class E (g) (i) – 'office') with associated landscaping and car parking.

The NPPF, at paragraph 85, states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

PfE Policy JP-J1 states that a thriving, inclusive and productive economy will be sought in all boroughs of the joint development plan areas, with particular emphasis on maintaining a very high level of economic diversity.

PfE Policy JP-J2 states that existing employment areas that are important to maintaining a strong and diverse supply of sites and premises in our boroughs will be protected from redevelopment to other uses, nurtured to ensure they remain competitive and their accessibility improved where necessary. Paragraph 6.20 states that securing office growth in other parts of the Plan area, particularly in the northern areas, will also be an important component of delivering inclusive growth and reducing deprivation and poverty in these areas.

Locally, as well as being within the defined urban boundary (saved UDP Policy G/D/1), the site also falls within an allocated mixed employment zone (saved UDP Policy EC/3) just outside of Rochdale Town Centre and within the Inner Rochdale Physical Regeneration Area (saved UDP Policy G/R/1).

Saved UDP Policy G/D/1 seeks, wherever possible and appropriate, for new development to be concentrated within the urban area in order to support urban regeneration and to protect the countryside.

Saved UDP Policy E/C3 seeks to protect and enhance secondary employment areas for employment and commercial mixed uses, particularly in areas where it could support regeneration. In conjunction with this, Core Strategy (CS) Policy E2 seeks to ensure that there is a sufficient supply of suitable land, buildings and infrastructure in the right places to support the creation and retention of successful business and increase the number and quality of jobs to create a more prosperous lower carbon economy. To achieve this, amongst other things, the policy aims to protect existing employment zones and employment sites and premises (over 0.2ha) and support their retention and redevelopment for employment uses. CS Policy E3 builds on this, focusing employment development on high quality sites in economic growth areas and promotes the co-ordinated development of key sites – including those in and close to Rochdale town centre, noting potential for B1a office development in particular in the Town Centre East area, on Riverside, around Drake Street and in the Summercastle area (including this site).

Lastly, Policy G/R/1 "Physical Regeneration" identifies four priority areas for physical regeneration within the Borough and these incorporate the town centres of Heywood, Middleton and Rochdale. Whilst the application site is not a specific site identified within this policy, it does fall within the broader 'Inner Rochdale Regeneration Area'. Within these designated Regeneration Areas, priority will be given to promoting the reuse of brownfield land and promote economic regeneration.

The current site is used as a car sales forecourt for the Point Motor Company, which currently occupies a large area of land but is generates limited jobs and therefore is not an efficient use of land.

The proposed three storey office building would create approximately 966sqm of new office floor space and provision of 13no car parking spaces, all capable of charging electric vehicles, with 1no dedicated disabled space. The development would aid urban regeneration thorough the redevelopment of an underused area of highly accessible land just outside of the town centre for a new employment use. In accordance with all of the above cited policies, the proposed development would assist in the expansion, modernisation and diversification of the local economy and has the potential to assist in/ provide the opportunity for the expansion of existing local firms but could also attract new businesses and investment to the borough of Rochdale.

This brownfield site is also situated in a highly accessible, sustainable location located just off Molesworth Street which is a designated Strategic Highway Network (A/24) and one of the main arterial roads around the town centre of Rochdale. This

further the site's suitability to its proposed employment use, with ease of access to public and private transport.

Overall, the proposed office building would allow for the regeneration of a currently underused brownfield site to a new compatible employment use within an existing allocated mixed employment zone. As such the principle of office development is supported.

Design, Layout, Scale and Landscaping

The current application seeks only to establish the principle of the development with indicative access taken from Holroyd Street to the north. Whilst the indicative plans which have been submitted are not for approval, and the exact details of design, scale, layout and landscaping would need to be submitted under a subsequent application for reserved matters, the Local Planning Authority need to be satisfied at this stage that the proposed scheme for a new office building can be accommodated on the site without harming the character and appearance of the area or prejudicing nearby commercial, industrial and/or residential properties.

The indicative plans show a proposed office building that would front onto Molesworth Street and be of a rectilinear form, with an acute angle feature window to the corner of the building where Molesworth Street meets with Holroyd Street. The building would rise to three stories in height with a 'saw tooth' style roof and industrial style windows. Indicative materials are red brickwork to the external elevations, grey uPVC or aluminium windows with stone cills, and natural blue slate roofs.

Following receipt of the Urban Design consultee response, the following comments are made on the indicative plans only and without prejudice to the submission of a subsequent reserved matters application:

Design and Scale

From an urban design perspective, a three storey office building is acceptable and appropriate in this sustainable urban location. The scale and massing is considered to be acceptable within the context and the glazed atrium would be a notable but positive addition to the street scene, befitting of a major road route into and out of Rochdale Town Centre in an area that has a mixed commercial and light industrial character.

The industrial style 'sawtooth' roof form represents a good example of blending contemporary development to industrial surroundings. There is added benefit in this particular location as it would allow for some views through to Barchant Mill behind.

Window framework should reflect the prevailing theme of the immediate surroundings, the details of which can be secured in the later stages in the planning process. Grey uPVC would not be acceptable and therefore aluminium or timber framework is expected. Windows of a vertical emphasis would be required to reflect local character and changes in window reveals would also add visual interest and depth. A reserved matters application should be supported by detailed scaled plans indicating window reveal depths for each window type.

Brickwork detailing will be notably important in any future detailed reserved matters application. The proposed horizontal banding with Staffordshire Smooth Blue is recommended for reconsideration as it has the potential to make the building appear somewhat dated and is not characterful of the area. The proposed recessed red brick stretcher bond could work, but additional patterning and ornamentation could be incorporated in the final design.

Layout and Landscaping

Urban Design (UD) consultee comments indicate that there is good reason in urban design terms for the proposed building to adjoin the back of the footway along Molesworth Street given that such forms of development help to define the dense inner urban character of the immediate area.

During the course of the application, further to the above UD comments, a revised layout (indicative only) was explored further with the applicant and draft plans were produced - pushing the office building up against the back of the footway. However, after further consideration, the application is to be considered on the basis of the original plans with the inclusion of the vegetated strip fronting onto Molesworth Street, as originally submitted. This is because visual amenity value was found through offering additional green landscaping to line the highway within an otherwise very dense hard-landscaped street scene (particularly to the west side of Molesworth Street). Although the green buffer, due to its size, would offer limited potential for any recreation, it would contribute towards the environmental quality of the area. If chosen appropriately, it is considered that new green landscaping would contribute positively to the setting of the new office building, but also in its position along the strategic highway network and amongst the backdrop of nearby non-designated heritage assets.

Any application for reserved matters should be supported by a detailed landscaping scheme. Low level bollard lighting installed as part of any landscaping scheme, or some external lighting attached to the building to accentuate the landscaping scheme should also be considered.

Heritage

Paragraph 209 of the NPPF states that 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.

The provision of three storey development in this location would obscure the views of Barchant Mill on Livsey Street / Hill Street, which is identified as a Non-Designated Heritage Asset and is a remaining part of the Summercastle Works shown on the 1893 map.

The site has potential to act as a catalyst for the wider regeneration of the surrounding Summer Castle area and therefore design quality must be afforded significant weight in the planning balance in later application stages, with high quality locally distinctive design being required.

The Council's Conservation Officer has highlighted that as part of the borough's engineering heritage, both Summercastle and Barchant Mills are key heritage assets for the purposes of Rochdale CS policy P2. This policy seeks to conserve, enhance and promote key heritage assets, irrespective of whether they are formally designated. The provisions of PfE policy JP-P2 also apply.

The site in its current form does not positively contribute to the significance of the mills, although its lack of built form, does allow for views through. Given that the site was previously developed, there is no objection in principle to the construction of new office buildings. However, there is potential for new buildings to obstruct some of the views of the existing mill buildings.

A brief heritage statement has been submitted at the request of Officers at outline stage. The statement indicates that "Barchant Mill is the main influential contributor to the ultimate design and aesthetic of the proposed new office building. The street

would be enhanced by a 3-storey building adjoining the back edge of footpath on Molesworth Street as it would serve to define the space and character of the street as being part of the dense, inner urban fabric which characterises this locality... The sawtooth roof form beneficially also provides the opportunity for some views to be afforded through to Brachant Mill from vantage points further afield". The report also touches upon the palette of materials, and fenestration detailing.

Overall, there is no objection at this stage from a heritage/design perspective however full consideration will need to be given to paragraph 209 of the NPPF and supported with a full heritage statement so that the significance of the surviving buildings and the potential impacts of the development can be properly assessed.

Amenity

An assessment of residential amenity is limited recognising the outline nature of the proposals. The indicative layout does however allow for the general impact of the development to be considered and some conclusions drawn.

An indicative site plan has been provided showing the indicative site arrangement, including the position of car parking, green landscaped areas and the position of the building within the site. In noting the surroundings, Travis Perkins depot site is located immediately north on Holroyd Street and is separated by strong boundary walling. Access to the Travis Perkins site is via Livsey Street. Another car dealership adjoins the site immediately to the south and other commercial/industrial uses including Taylor Engineering and Plastics are located on the opposite side of Molesworth Street (to the east), some 34m in distance away from the siting of the proposed office building.

At this stage, it is found that there are no nearby residential properties within immediate influential distance of the proposed site.

In light of the above, Officers are satisfied that the site is capable of accommodating a new office development in a manner that would not be unduly detrimental to the amenities of occupants and functionality of adjoining uses, with particular consideration to the 'agent of change' principle under paragraph 200 of the NPPF.

Access/ Highway Safety

Access is a matter held in reserve, but indicative access to the site is shown to be taken from Holroyd Street, located just off Molesworth Street. The Council's Highways Engineer has been consulted on the proposal and offers no objection commenting as follows:

- A development of this scale and use will not generate a large problematic volume of traffic.
- Access to the site along Holroyd Street is acceptable.
- This is a very sustainable location close to Tram and Train interchange on the outskirts of Rochdale Town Centre. The parking provision outlined is adequate for this sustainable location.
- No new roads are proposed as a result of this proposal and bar the new access to the site no changes are proposed to existing highways.
- No new road safety issues are expected as a result of this change of use.
- No Public Rights of Way will be obstructed as a result of this proposal.
- We have no concerns about servicing or refuse collection from this location.

Overall, based off the indicative plans the LPA have no objections on highways grounds at this stage, in accordance with Section 9 of the NPPF.

Ground Conditions

The Council's Environmental Protection Unit (EPU) have been consulted on the application and confirm no objection at this stage subject to the provision of a Preliminary Risk Assessment (Phase 1 Report) prior to the commencement of development. This is to be secured by condition in order to ensure that any unacceptable risks posed by contamination are appropriately addressed and to ensure that site is suitable for its proposed use in accordance with paragraph 196 of the NPPF and CS Policy G9.

Ecology

Paragraph 187 of the NPPF, Conserving and Enhancing the Natural Environment, states that planning policies and decisions should contribute to and enhance the natural and local environment. The application has been supported by a BNG statement confirming that the site is completely covered by tarmac (being an existing car sales forecourt). The application would then fall within the exemption criteria, of 'developments below the threshold' as it comprises of a development that does not impact a priority habitat and impacts less than 25 square metres (5m by 5m) of on-site habitat, and 5 metres of on-site linear habitats, such as hedgerows.

On this basis, any form of soft landscaping would enhance the biodiversity value of the site. Full details are required at reserved matters stage in order for a complete assessment.

Drainage/ Flood Risk

The application site is located in Environment Agency flood zone 1, the area with the lowest probability of fluvial (river) flooding. No drainage information has been submitted at this stage.

The LLFA have indicated that the site is remote from any surface water outfalls. Therefore, if infiltration doesn't work then the proposals may need to consider recycling rainwater to reduced run off volumes.

United Utilities have been consulted on the proposed development and state they have no objection to the proposed development subject to conditions requiring details of foul and surface water drainage. Subject to a recommended condition on this basis, the proposal is considered to accord with CS Policy G8.

Other matters

The application site falls just outside of a designated Air Quality Management Area. The highly sustainable nature of the location also ensures that it is realistic to assume that a good proportion of trips generated by the development would be sustainable modes and public transport. Further mitigation would be provided via the inclusion of electrical vehicle charging points and a condition requiring details of these facilities is attached to the recommendation.

Planning Balance and Conclusion

The site is previously developed, brownfield land within an allocated mixed employment zone and regeneration area within the defined urban boundary.

The opportunity to redevelop the site would bring about a number of benefits including the reuse of the site to provide more jobs and employment at a higher scale, visual amenity improvements on an important gateway site and additional planting/ ecological improvements. In terms of dis-benefits the development would involve some short-term noise and disruption during construction, though these would be temporary.

The development would not cause undue impacts to highway safety. It can be a safely accessed and serviced from the established highway network and overall

levels of parking would be appropriate to the scale of development within an accessible location in close proximity to the town centre.

There are no objections to the proposals from the statutory consultees in relation to the proposals and they are considered to be an efficient use of an existing urban site.

Overall, when considering the proposal against the policies of the NPPF as a whole the collective benefits associated with the proposal are positive. The development would accord with the main aims and objectives of the development plan and represent sustainable development. There have been no negative economic, social, or environmental impacts identified from the development. The proposal would therefore result in sustainable development in accordance with the development plan and the NPPF. It is therefore considered that the benefits of the scheme clearly outweigh any temporary dis-benefits and outline planning permission should therefore be granted subject to appropriate conditions.

RECOMMENDATION

GRANT outline planning permission, subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiry of three years beginning with the date of this permission and the development must be begun not later than the expiry of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Before any development is commenced approval shall first be obtained from the local planning authority with respect to the reserved matters, namely the layout, scale, appearance, landscaping and access of the development.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

3. The development hereby approved relates to the site as indicated on the approved site location plan (drawing reference HSR-SVA-ZZ-ZZ-DR-A-2000 rev -) dated September 2024.

Reason: For the avoidance of doubt to clarify the site boundary.

4. The outline planning permission hereby approved relates to the erection of a building up to three stories in height and providing up to 966sqm total floor space (use class E (g) (ii)).

Reason: In the interests of the appropriate development of the site, to prevent intensification in the development of the site without full consideration and in the interests of the visual amenities of the area in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5. The submission of any reserved matters application shall include plans showing the finished floor levels of the proposed building in relation to the

existing and proposed ground levels of the surrounding land. No development shall take place until this submitted plan is approved by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved plan.

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.

Reason for pre-commencement: Setting of finished floor levels is an early activity in the construction process and it is in the interest of all stakeholders to ensure that levels are appropriately set and agreed before development commences on site.

6. As part of any reserved matters application and prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
 - a. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - b. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - c. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - d. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - e. Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Core Strategy Policy G8 and the National Planning Policy Framework.

7. Details of secured cycle storage to serve the development shall be submitted alongside an application for reserved matters. The details shall include scaled plans showing the location of storage and details of the means of enclosure. The secured cycle storage arrangements shall be implemented in accordance with the approved details prior to the occupation of the development and shall be retained as such thereafter.

Reason: To ensure that safe and practical cycle parking facilities are provided so as to ensure that the site is fully accessible by all modes of transport in accordance with Core Strategy policies T1 and T2 and the National Planning Policy Framework.

8. 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.

9. 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.

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.

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.