

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01108/FUL	Ryan Killeen	7 March 2023

Address: Land Of Former 806-810 Manchester Road, Castleton, Rochdale, OL11 3AW

Proposal: Erection of three storey building accommodating 10 one bedroom apartments, an office for management purposes and associated external works and car parking

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

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

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

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

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RG

DATE: 23 March 2023

SITE

The application relates to a vacant plot amongst the building line of terraced properties on the southern/western side of Manchester Road in Castleton, circa 70m west of the railway. Manchester road runs along the front of the site whilst an unmade unadopted road from Hanover Street leads to the back of the site. The site at present consists of small self-seeded trees, vegetation and building materials.

The site is located within the Castleton Local Centre and just outside of the Castleton Conservation Area which encompasses the directly facing buildings. Surrounding neighbouring properties consist of typical town centre uses with retail and commercial units mainly at ground level with offices and residential accommodation on the floors above.

PROPOSAL

Planning permission is sought for the erection of a three-storey building which would infill the break in the building line between 804 and 810 Manchester Road, comprising 10 no. 1-bedroom flats. The building would be two and a half storeys high, matching the eaves and ridge height of adjoining buildings with accommodation provided in the roof space through the use of dormers to the rear.

The rear of the building includes a slight overhang at upper floor levels to accommodate parking, landscaping and refuse storage. Access would be provided at two points, one to the front and one to the rear, with the front elevation also including two 'dummy' doors.

Building materials are brick, with slates and stonework to match surrounding buildings.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

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

- SP2 The Spatial Strategy for the borough
- SP3 The Spatial Strategy for the townships
- SD1 Delivering sustainable development
- DM1 General development requirements
- DM2 Delivering planning contributions and infrastructure

SO2 Creating successful and healthy communities

- C1 Delivering the right amount of housing in the right places
- C3 Delivering the right type of housing
- C6 Improving health and well being

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

- G6 Enhancing green infrastructure
- G7 Increasing the value of biodiversity and geodiversity
- G8 Managing water resources and flood risk
- G9 Reducing the impact of pollution

SO5 Improving accessibility and delivering sustainable transport

- T2 Improving accessibility

Unitary Development Plan (UDP):**G/D/1 Defined Urban Area****EM/7 Development and Flood Risk****EM/8 Protection of Surface and Ground Water**Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

00/D37664	Change Of Use Of Ground Floor From Retail (Class A1) To Storage (Class B8) – Approved – 12 Sep 2000.
02/D40714	Change Of Use From Video Shop To Restaurant / Wine Bar – Refused – 19 Nov 2002.
06/D47119	Demolition Of Existing Building And Erection Of New 3 Storey Building To Form Retail Unit And Ground Floor Level And Six Residential Units At First And Second Floor Levels – Refused – 31 May 2006.
06/D47822	Demolition Of Existing Building And Erection Of New 2 Storey Building To Form Retail Unit At Ground Floor Level And 4 Apartments At First Floor Level - Resubmission D47119 – Approved – 19 Dec 2006.
09/D52144	Erection Of New Three Storey Building Comprising 4 Retail Units At Ground Floor Level And 8 Apartments Above – Approved – 15 June 2009.
09/D52575	Erection Of New 3 Storey Building Comprising Of 4 Retail Units At Ground Floor And 8 Apartments Above (Resubmission Of D52144) – Approved – 14 Oct 2009.
18/00055/FUL	Erection of new three storey building comprising of 4 retail units at ground floor and 8 apartments above – Withdrawn.
18/00503/FUL	Erection of new three storey building comprising of 4 retail units at ground floor and 8 apartments above - Resubmission of 18/00055/FUL – Granted STC

CONSULTATION RESPONSES

United Utilities

Summary: Guidance provided, recommend standard condition

Highways And Engineering

There are a number of highway issues arising from this application that will require consideration.

The proposed development is directly on a pedestrianised crossing on Manchester Road so the existing traffic regulation orders in place would not allow any servicing from the front of the proposed dwellings. The proposed residential development has the potential to generate a high number of bins for collection and it is unclear from the application how the development would be serviced. We would need to assess the servicing arrangements prior to Highways supporting the application.

The proposed parking provision does not meet the current Council parking standards with only three spaces allocated for ten apartments. The site is in the centre of Castleton with access to local amenities and good access to public transport so we would say that a refusal of the application for the lack of parking would not be sustainable.

As the development is on a busy classified road and directly adjacent to a signalised pedestrian crossing we would ask for a Construction Method Statement to be submitted for approval.

We would also ask that the applicant undertakes a survey of the condition of the footway of Manchester Road prior to the commencement of construction works and that any damage done as a result of the development should be reinstated at a cost to the applicant.

Env Health - Noise/Odours

No comments received to date

Conservation And Design

30/11/2022 Summary: With amendments, it is likely that I would be able to support the proposal.

25/01/2023: As discussed yesterday, could they look at the option of dummy doors to either side and look to strengthen the vertical separation – perhaps with a brick pier/recess, rainwater pipes and/or chimneys.

I think a more traditional approach to the main door – with glazed lights to either side could work. They also need to centralise the rooflights and maybe lose one from the centre

03/02/2023: No concerns raised.

Environment Agency

No comment

The Coal Authority

I have now had an opportunity to review the data we hold and can confirm that the application site falls partly within the defined Development High Risk area due to the presence of a coal outcrops crossing the site which lies beneath a significant depth of superficial deposits.

We note that this application is accompanied by a Coal Mining Risk Assessment report prepared by T J Booth Associates, dated 26th September 2022. The report has been based upon a review of coal mining information and geological records. On the basis that BGS borehole data identifies deep superficial deposits of up to c.80m in the local area, it concludes that there are no shallow seams beneath the site and does not consider there to be a risk of potential shallow coal workings.

The report author comments with respect to coal mining legacy that given all risks to the site are considered to be low or absent, no mitigation is required and due to the limited amount of risk, no investigations are proposed or required.

Due to lack of recorded coal mining features at surface and shallow depth, the Planning team at the Coal Authority have **no objection** to this application. I would however like to take this opportunity to highlight that the onus is on the developer to ensure that the site is safe and stable for the development proposed and in this respect consideration of the potential for unrecorded workings in the outcropping coal seams, albeit under considerable levels of drift, may still require consideration.

Lead Local Flood Authority/Drainage

Summary:

The Drainage Strategy report notes that although the ground may be permeable and could support infiltration as a method of disposing of rainwater runoff, the immediate proximity of the building i.e. within 3m, means that infiltration is not a viable method for this site.

The report does mention that permeable paving for the rear yard may be practical. This should be included in the final design.

Although the UU drawings indicate that there may be a 450mm dia. 'culvert' the Drainage Officer thinks that this culvert is compromised (non-functional) at a downstream location on Railway approach. Therefore, it is not practical to connect any attenuated SW from the developed site to this old 'culvert'.

Recommend standard drainage condition.

Environmental Control (Landfill Gas)

Summary: A completion statement would be appropriate for the landscaping proposals

Gtr Manchester Ecology Unit

I have no comment to make on this application. I would not consider that the proposals will have any impacts on the Rochdale Canal SAC.

GMP - Design For Security

Summary: Recommended condition:

The development hereby approved shall, where feasible, be designed and constructed in accordance with the recommendations and specification set out in sections 3 and 4 of Crime Impact Statement, ref.2022/0468/CIS/01, Version A, dated 08.11.22, unless otherwise agreed in writing by the Local Planning Authority, and the agreed measures shall be retained and maintained thereafter.

GM Fire Service

Summary: The proposals should meet requirements for Fire Service access.

REPRESENTATIONS

Letters of notification were sent to all surrounding properties, a notice was posted in the vicinity of the site and an advert was issued in the local press. Two neutral responses were received which welcomed the development in principle, although raised concern in respect of parking and highways safety, and privacy. These matters are discussed within the analysis below.

ANALYSIS

Principle of Development

The site lies within the Defined Urban Area (as designated on the saved Unitary Development Plan Proposals Map). Adopted Rochdale Core Strategy Policy C1 sets out that the Council will seek to maximise the potential of previously developed sites within the urban area to achieve a target of 80% of new housing on Previously Developed Land. Policy C1 also emphasises that new housing sites must be sustainable, with good access to local services, facilities, green infrastructure, shops, jobs, schools and public transport.

The site is currently undeveloped and in a vegetated state. Although a built form existed on the site up until circa 2010, in its currently undeveloped state, the site could potentially be considered as previously undeveloped, or greenfield land in accordance with the definition provided within annex 2 of the NPPF if it were deemed to have blended in with the landscape. Whether a site has blended is a matter of planning judgement and in this case the proposal still contains construction rubble and has recently seen vegetation removal whilst being boarded off and surrounded on all sides by urban development. Even in a worst case scenario where the site was not considered to fall under previously developed land designation, the Council will consider the sustainable development of greenfield sites under Policy C1 of the Core Strategy within the urban area where the impact on green infrastructure or amenity value would be limited. Core Strategy Policy G6 states that development proposals affecting green infrastructure will be expected to avoid the loss of existing urban greenspace or features, unless suitable alternative provision is made, it has limited value, and its development or change of use will help to meet other sustainability or local regeneration objectives.

To this end, the site is located within the defined urban area that is sustainable with good access to local services and facilities, and immediate access to Castleton Railway Station, which provides direct, regular services to Leeds and Central Manchester. Given the site's unkempt appearance it would also have limited green infrastructure value. As such the proposal would thereby comply with the requirements of CS Policy C1 and the principal of residential development in this location is therefore considered to be acceptable.

Design, Character and Heritage

In considering whether to grant planning permission for a development which affects a Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. Paragraph 195 of the National Planning Policy Framework states that Local planning authorities should identify and assess the particular significance of any heritage

asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. Paragraph 197 goes on to state that in determining applications, local planning authorities should take account of (inter alia) the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.

Where a development would lead to less than substantial harm to a designated heritage asset, paragraph 202 of the NPPF requires Local Planning Authorities to consider this harm against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The National Planning Policy Framework (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.

The revisions to the NPPF in July 2021 establish very clearly that development which is not well designed should be refused, and conversely, significant weight should be given to development which reflects local design policies and government guidance on design. In support of this, the Government have produced a suite of guidance documents including Building for a Healthy Life (BHL), the National Model Design Code (NMDC) and the National Design Guide (NDG) which form a material consideration in the assessment of the design of development proposals, and aid Local Authorities and developers alike in understanding if development proposals are well-designed.

The NPPF seeks to encourage well-designed, beautiful places, which are a key component of sustainable development. Building on this, the NDG advises that the scale, appearance materiality and detailing of buildings as key components for well-designed places, and states the importance of using a sound understanding of the features of the site and surrounding context to inform well-designed development proposals, which should also be influenced positively by the history and heritage of the site and its surroundings.

The site falls immediately adjacent to the Castleton South Conservation Area at its eastern extent. The site formerly housed a terraced block which adjoined to terraces to either side of the plot. The Castleton South Conservation Area Appraisal (*the Appraisal*) summarises the significance of the Conservation Area as being its distinctive townscape in response to the rapid expansion during the industrial revolution. The townscape is broken down into three separate zones, of which this site would abut the 'retail' zone. The surrounding area is characterised by terraced housing, dating from the second half of the 19th century.

Manchester Road forms a relatively cohesive townscape which retains much of the historic character justifying its designation as a conservation area; the adjacent property 802 to 804 Manchester Road, is as a former grocers, butchers, paint and wallpaper store, run by the Rochdale Equitable Pioneers Society. Due to this association, it is of local historic interest and has been identified as a non-designated heritage asset.

The site in its current state detracts from the setting of the Conservation Area and its character and appearance. It also detracts from the setting of the adjacent non-

designated heritage asset. Planning permission was previously granted in 2018 for the construction of a three storey building containing retail units at ground floor with residential apartments above (18/00503/FUL refers).

The erection of a building which broadly matches the eaves height and ridge height of the adjacent buildings would reinstate the historic form of development at this location; the current break, which sits conspicuously within the street scene, significantly detracts from the character of the surrounding area and the Conservation Area, and the development would provide an enhancement in this regard.

The current proposals have been amended to break up the front elevation, giving the illusion of three separate units due to the inclusion of dummy doors and clever use of rainwater goods. The proposal also includes vertically proportioned fenestration, with stonework detailing broadly reflective of surrounding properties. Whilst there is a proliferation of roof lights to the front roof slope, the even spacing offers a continuity in their appearance which reduces their prominence. Suitable details requiring the roof lights to be of a conservation style can be achieved via condition.

The inclusion of dormers to the rear roof slope is not considered to be an ideal design solution, however their prominence would be minimal from Manchester Road and within the Castleton South Conservation Area, and on balance are an acceptable solution. This is similarly considered for the overhang at the rear and it is noted that both the dormers and overhang, and their impact on the character of Conservation Area have both previously been accepted.

Taking into account the above, subject to conditions requiring samples of materials, and further details in respect of window reveal details and any pipework or meter boxes, the proposals are considered to be in accordance with the requirements of Policy P2, P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

Amenity

Policy DM1 of the Core Strategy requires that proposals do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Also, impacts including noise, air, dust, light and odour pollution are required to be mitigated where necessary.

Policy G9 of the Core Strategy sets out that the Council will require that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution. Paragraph 185 of the NPPF sets out that planning decisions seek to ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment.

To aid the assessment of these matters, the Council's Guidelines and Standards for Residential Development Supplementary Planning Document provides guidance which all new residential developments should accord with in order to provide a satisfactory standard of amenity for existing and future occupiers in respect of light, outlook and privacy.

By virtue of the arrangement of dwellings, the absence side facing windows and the 26m of separation which would remain to properties to the rear, the proposals would broadly achieve the minimum distance standards set out in section 4.1 of the SPD. Front facing windows would share a relationship identical to the previous building and broadly reflect other situations found along Manchester Road.

The Nationally Described Space Standards (NDSS) is a technical standards document produced to ensure internal space within new dwellings is suitable for application across all tenures. Table 1 sets out the minimum gross internal floor area requirements for dwellings, and setting out the requirements for dwellings which include a variety of room numbers, bed spaces and storeys.

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	Built-in storage
1b	1p	37	1.5

Each dwelling would include 1 bedroom and have a gross internal area of between 37m² and 45m². Whilst no details are provided as to whether the proposals would accommodate a single occupant or two, there is no method of controlling this via the planning system and no concerns are raised in respect of the layout and size of the flats proposed. Units 7 and 10 only include roof lights to the habitable rooms, however they are of a quantity and layout which would provide adequate light and outlook to these units.

Whilst no formal amenity space is provided, the proposals would not comprise family units and the omission of this feature can be considered acceptable on balance where the site is well placed in respect of access to alternative forms of open space.

The proposed building is set up to the footway of Manchester Road and has the potential to be affected by noise. Whilst no response has been provided by the Council's Environmental Health Officer, previous applications have determined the suitability of residential accommodation at this location which is reaffirmed due to the number of other residential units within proximity also lining Manchester Road.

In light of the above assessment, it is considered that the proposal would provide a satisfactory standard of residential amenity for all future occupiers and would not unduly impact the amenity of neighbouring residents, in accordance with policy DM1 of the adopted Rochdale Core Strategy, and the National Planning Policy Framework.

Highways and refuse collection

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 111 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 112 (d) of the NPPF states that application for development should allow for the efficient delivery of goods, and access by service and emergency vehicles. The *Guidelines and Standards for Residential Development* SPD states that bin storage areas that require excessive movements from the storage area to the street should be avoided and any bin storage areas and access arrangements, including

access routes for collection vehicles, should be provided in accordance with all relevant legislation and guidance, such as any relevant local planning documents, Building Regulations and Highways requirements.

The current site has been vacant for a number of years, as such the proposed development would be quite intensive by comparison. The location of the site within the Castleton Local Centre is considered to be highly sustainable with immediate access to Castleton Railway Station which provides regular, direct services to Manchester and Leeds city centres. Castleton is undergoing various works to install a dedicated bike lane as part of the Greater Manchester Bee network, which would assist in accessing Rochdale and Middleton via bicycle and as such, the prospect of residing within the proposed dwellings without the need for a private vehicle.

The servicing requirements for a mixed use development comprising both commercial and residential uses has previously been assessed as being acceptable, which demonstrated a similar quantum of refuse storage and layout within the site. Whilst the Council's highways authority have requested details of servicing prior to determination, it is considered that any issues can be addressed via condition through the submission of a servicing method statement.

Given the details, it is considered the proposed development can safely be provided without resulting in harm to pedestrian and highway safety. The application is as such acceptable and would accord with policies T2 and DM1 of the Core Strategy and the NPPF.

Ecology

Paragraph 131 of the NPPF states that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Paragraph 174 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity, providing net gains where possible, and contributing to the Government's commitment to halt decline. Policy G6 of the adopted Core Strategy expects development proposals affecting green infrastructure to avoid the loss of existing features such as trees unless suitable alternative provision is made or they have limited value. Core Strategy policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.

The site has remained cleared of built form for approximately 12-14 years, and during this time, the site has been claimed by self-seeded species including invasive species such as Himalayan Balsam, contributing to its unkempt appearance. Given the relatively short length of time over which the site has remained cleared, vegetation barely reaches above the hoarding set against Manchester Road.

The site is supported by a Preliminary Ecological Appraisal which notes the poor state of the site which holds limited ecological value. It notes the potential to enhance the sites' value post development through the inclusion of bird boxes, bat boxes and limited landscaping.

Further to the above, following a review of the application, the Greater Manchester Ecology Unit did not wish to make any comments on the application other than clarifying that the proposal would not affect the Rochdale Canal SAC.

In light of the above, the proposals would accord with the requirements of Policies DM1 G6 and G7 of the adopted Core Strategy and the National Planning Policy Framework.

Drainage And Flood Risk

Policy G8 of the Core Strategy sets out the Council's strategy for managing water resources and flood risk more effectively in the interests of public safety, protecting property and infrastructure and the conservation of the natural environment. The NPPF also establishes that inappropriate development in areas at risk at flooding should be avoided and that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere.

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

Full details of the proposed drainage scheme have not been provided with the application and would therefore need to be secured through condition. However, a detailed consultation response from the Council's Drainage Engineer sets out a number of requirements in relation to foul and surface water separation and drainage of surface water in the most sustainable way in accordance with the NPPG hierarchy.

Therefore, subject to an acceptable drainage scheme being submitted to and approved by the LPA as required by a suitable condition, the requirements of Policy G8 of the Core Strategy and the requirements of the National Planning Policy Framework would have been met.

Contamination

Core Strategy Policy G9 states that the Council will ensure that any risks arising from contaminated land or land instability are identified, and that any appropriate actions to address these risks are taken, prior to development taking place.

The application is supported by a Phase II Site Investigation which, taking account of the type of development and the ground conditions, provides recommendations during the construction phase of development, and post-completion. Given the absence of formal landscaping, and the extent of ground covered by the building and hardstanding, there is no formal pathway for contamination to reach sensitive receptors. The report has been reviewed by the Council's Public Protection Officer who has accepted its contents.

Accordingly, in the absence of risk to occupiers by ground contamination, the proposal would accord with the requirements of Policy G9 of the adopted Core Strategy and the National Planning Policy Framework.

Coal Mining

Paragraph 174 e) of the NPPF requires planning decisions to prevent new and existing development from being put at unacceptable risk from land instability (*inter alia*), largely reflecting the aforementioned contents of Policy G9 of the adopted Core Strategy.

The site falls within a Development High Risk area as set out by the Coal Authority due to the presence of coal outcrops crossing the site which lies beneath a significant depth of superficial deposits.

The application is accompanied by a Coal Mining Risk Assessment which is based upon a review of coal mining information and geological records. British Geological Society borehole data identified deep deposits of up to 80m in the local area with no shallow seams beneath the site, concluding that there are no shallow seams beneath the site, or any risk of shallow coal workings. The report subsequently concludes that given all risks to the site are considered to be low or absent, no mitigation is required and due to the limited amount of risk, no investigations are proposed or required.

The report has been considered by the Coal Authority who are accepting of the conclusions of the report, and have subsequently raised no objection to the proposals.

Contributions

Paragraph 93 of the NPPF states that to deliver the social, recreational and cultural facilities and services the community needs, decision takers should plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments. Policy DM2 of the Core Strategy sets out that the Council will require developers to provide, or contribute towards the cost of providing, any physical and social infrastructure that is needed because of proposed development. For residential development, this specifically requires contributions towards affordable housing (Policy C4), open space provision and maintenance (Policy G6) and education facilities (Policy C7), and in some cases towards highways improvements (policy T2).

Provision of recreational Public Open Space

Paragraph 96 of the NPPF emphasises the importance of high quality open spaces and opportunities for sport and recreation for the health and well-being of communities. Policy G6 of the Core Strategy requires that residential development should provide or contribute financially towards recreational open space in accordance with the standards set out in the 'Provision of Recreational Open Space in New Housing' SPD. The SPD sets out that developments of more than ten dwellings with less than 100 bedrooms in total will not need to make provision for recreational open space on site, and as such, no contributions are required.

Affordable housing

A development of 10 residential units would not meet the threshold as detailed in policy C4 of the adopted Rochdale Core Strategy and the associated Affordable Housing SPD for affordable housing contributions or on-site provision.

Education

Core Strategy policy C7 seeks developer contributions for the provision of educational facilities (including new school places). However, at 10 units, the development would not meet the threshold level for contributions in this regard.

Highway Improvements

The level of traffic this development would generate would be accommodated on the existing network and so contributions would not be required.

Conclusion

No contributions are required for this development by virtue of the proposed quantum of development, as such, the application accords with the requirements of policies

G6 and DM2 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Provision of Recreational Open Space in New Housing' (2008, updated January 2017) and the National Planning Policy Framework.

RECOMMENDATION

GRANT subject to the following conditions:

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

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

- 2 This permission relates to the following plans:-

- ☐ A309-03 – Location Plan
- ☐ A309-01-C – Proposed Floor Plans
- ☐ A309-02-C – Proposed Elevations

and the development shall be carried out in accordance with these drawings hereby approved.

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

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

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

- 4 No development shall take place (including any site clearance or preparation works) until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:

- a. the parking of vehicles of site operatives and visitors;
- b. loading and unloading of plant and materials;
- c. storage of plant and materials used in constructing the development;
- d. the erection and maintenance of security hoarding;
- e. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;

f. method statement for the removal and long term management of invasive species from the site.

The approved method statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved method statement without the prior written permission of the Local Planning Authority.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

- 5 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.

- 6 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building(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 the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 7 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors (including 'dummy' doors), roof lights, 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. The windows and doors shall be installed in accordance with the approved details 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.

- 8 Notwithstanding any description in the application or approved plans, no above ground works shall take place until full details of the design and placement of any pipework, meter boxes or flues (as necessary) to be fixed to the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be duly implemented and retained as such 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.

- 9 a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

- 10 The development hereby approved shall not be occupied until such time as biodiversity enhancement measures installed in complete accordance with the details set out in section 7 of the 'Biodiversity Enhancement Plan Survey and Report' ref. 19102/AD by JCA Limited. The approved measures shall be maintained and retained thereafter.

Reason: To ensure that the proposals have a satisfactory impact on local biodiversity and in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 11 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.

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

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

- 13 The car 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.

- 14 The development hereby approved shall be carried out in accordance with the recommendations and specification set out in sections 3 and 4 of Crime Impact Statement, ref.2022/0468/CIS/01, Version A, dated 08.11.22. The necessary measures shall be retained and maintained thereafter.

Reason In the interests of crime prevention and community safety and in accordance with Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Notes for Applicant:

Informative:

Bats can be mobile and cryptic in their habits, and can turn up in unexpected places. Under the Wildlife and Countryside Act 1981 it is an offence to capture, injure or kill a bat, deliberately disturb a bat, or damage or destroy a bat roost. Planning consent does not provide a defence against prosecution under this act. If bats are encountered at any time during works, work must cease and advice sought from a suitably qualified person about how best to proceed.

The site falls within a Coal Mining High Risk Development Area and the Coal Authority have advised that the onus is on the developer to ensure that the site is safe and stable for the

development proposed and in this respect consideration of the potential for unrecorded workings in the outcropping coal seams, albeit under considerable levels of drift, may still require consideration.