

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/01211/FUL	Nick Brookman	23 rd June 2025

DETERMINATION DATE (EXTENSION OF TIME)

27th June 2025

Address: Land adjacent to 2 Balderstone Road, Rochdale, OL11 2AJ

Proposal: Erection of one detached dwelling 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
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N/A
-----	--	-----

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

RECOMMENDATION	Approve subject to conditions
----------------	-------------------------------

CHECKED AND SIGNED OFF BY: TH DATE: 27.06.2025

SITE

The application site is located adjacent to No 2 Balderstone Road which lies adjacent to Oldham Road.

The application site forms part of the existing garden to No 2 Balderstone Road and the site lies in a predominantly residential area with some commercial premises in close proximity such as the La Scala Restaurant immediately to the north and A4 Dental to the south west.

Balderstone Park lies to the north of the application site and the east, south and west of the application site is made up of residential dwellings of varying scale and appearance.

Vehicular access is provided by Wasp Avenue to the rear.

The application site is located approximately 2.5km away from Rochdale town centre.

The application site is located within the defined Urban Area.

PROPOSAL

The planning application proposes the erection of one detached two and a half storey 4 bedroom dwelling with associated car parking and landscaping.

RELEVANT PLANNING POLICY

National Guidance

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)

Local

Adopted Rochdale Core Strategy (CS):

DM1 General development requirements

SO2 Creating successful and healthy communities

- C1 Delivering the right amount of housing in the right places
- C3 Delivering the right type of housing

SO3 Improving Design, image and quality of place

- P1 Improving image
- P3 Improving design of new development

SO4 Promoting a greener environment

- G1 Tackling and adapting to climate change
- G2 Energy and new development
- 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

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).

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:

JP-S1	Sustainable Development
JP-S4	Flood Risk and the Water Environment
JP-H1	Scale, Distribution and Phasing of New Housing Development
JP-H3	Type, Size and Design and New Housing
JP-H4	Density of New Housing
JP-P1	Sustainable Places
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development

RELEVANT SITE AND NEIGHBOURING HISTORY

Application Reference	Description	Decision / Date
PREAPP/00021/24	Pre-Application for the erection of a new dwelling.	11 July 2024

CONSULTATION RESPONSES

Highways and Engineering

No objection.

Environmental Health (Noise)

No objection subject to condition.

Greater Manchester Ecology Unit (GMEU)

No objection subject to condition.

United Utilities

No comment to make.

Land Contamination

No objection subject to condition.

REPRESENTATIONS

Letters of notification were sent to the occupiers of surrounding buildings on the 3rd March 2025. In addition, 1 site notice was displayed adjacent to the application site on 13th March 2025. No comments were received.

ANALYSIS

Principle of Development

The application seeks permission for the erection of a three storey 3 bedroom detached dwelling. The site lies within the defined Urban Area where Policy G/D/1 of the UDP seeks to concentrate development.

Places for Everyone establishes the need for at least 616 net additional dwellings per year in Rochdale to meet the housing needs of the borough. Policy C1 of The Core Strategy seeks to focus housing development on previously developed sites within the urban area, setting a target of 80% of new housing on previously developed land.

Paragraph 124 of the National Planning Policy Framework (NPPF) sets out that *“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses”*. Paragraph 125 of the NPPF advises that *“Planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land”*. Under sub paragraph (d) of Paragraph 125 of the NPPF, *“Planning policies and decisions should promote and support the development of under-utilised land and buildings especially if this would help to meet identified needs for housing..”*. It is noted however that the NPPF’s definition of previously developed land excludes land in built up areas such as residential gardens.

However, further to those relevant policies as identified in the Rochdale Core Strategy, relevant policies in Places for Everyone have also been identified. PfE Policy JP-S 1 sets out that development should seek to maximise economic, social and environmental benefits. Preference should be given to previously developed (brownfield) land. PfE Policy JP-H2 states that there should be a significant increase in the supply of new housing, including, specifically, the supply of low-cost market housing. Furthermore, as set out in PfE Policy JP-H4, new housing should be delivered at a density appropriate for the location and taking into account the site’s accessibility.

In this instance, it is considered that the proposal would lead to the provision of a single detached dwelling in a sustainable location. The proposed dwelling created would assist the Borough in meeting its housing requirements with the proposed development being built to an appropriate density.

Accordingly, the proposal is acceptable in principle and in accordance with adopted Rochdale Core Strategy Policies, C1, C3 and Places for Everyone Policies JP-S 1, JP-H2 and JP-H4, as well as the National Planning Policy Framework.

Design and Appearance

Paragraph 131 of the NPPF states that *“the creation of high quality, beautiful and sustainable buildings is fundamental to what the planning and development process should achieve”*. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the

area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

The National Design Guide (NDG) states that “*The long-standing, fundamental principles for good design are that is it: fit for purpose; durable; and brings delight*”. The NDG advises that scale, appearance materiality and detailing of buildings are key components for well-designed places

The above considerations are largely reflected within Policies DM1 and P3 of the Council’s adopted Core Strategy which ultimately require development proposals to demonstrate high quality design.

The proposed development would be forward of the existing building line but no particular concern was raised on this matter at pre-application stage owing to the existing surrounding built and landscaped environment immediately adjacent to and fronting the application site.

It is now formally assessed by the Officer that the proposed staggered arrangement of the proposed dwelling when viewed against neighbouring premises would not detrimentally impact on the street scene. The proposed arrangement would not significantly distort or disrupt the street scene to an extent that would be harmful to the built environment.

This view lends itself to the orientation and location of the dwelling on this corner plot which is effectively set back from the street scene and somewhat screened from the landscaped area abutting the application site as well as the landscaped island fronting the development. This area successfully screens the application site to a strong degree on the approach from Oldham Road. It is also recognised by Officers that La Scala Italian Restaurant protrudes further into the street scene and the junction arrangement between Balderstone Road and Oldham Road is not a typical junction given the large, landscaped strip between the pedestrian footpath and the vehicular highway itself as shown below:



The development is appropriate in terms of its scale and massing matching that of the existing dwelling No 2 Balderstone Road. In addition, the use of appropriate external materials to utilise matching brick and roof tile will be subject to condition and detailing which would ensure the development would assimilate well with the existing character of the area.

Proposed boundary treatment details have not been provided with the application and for that reason, in order to ascertain how the proposed development would be physically separated from No.2 Balderstone Road, hard landscaping and boundary treatment plans will be secured by condition.

The proposed site layout suggests the north west and north east of the site would be landscaped and details of the proposed soft landscaping will be secured by condition.

Overall, the proposed dwelling adopts an aesthetic approach that reflects the design of the adjacent existing dwellings and the area as a whole by utilising facing brick elevations with stone heads and cills to window and door openings. The resulting proposed development would introduce a new dwelling that would be acceptable in this environment.

Therefore, subject to condition, the proposal is acceptable in terms of design and appearance and consistent with adopted Rochdale Core Strategy policies P1, C3 and DM1 and the National Planning Policy Framework.

Drainage

Core Strategy Policy G8 requires that new development does not lead to any increased form of flooding locally or further downstream, does not impede natural water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flood risk and is itself well protected from flood risk and ensures prudent use of water resources.

Policy JP-S4 (Flood Risk and the Water Environment) of PfE expects developments to manage surface water runoff through sustainable drainage systems and development should achieve greenfield run-off rates unless it is demonstrated to be impracticable.

The site is located within Flood Zone 1, having a less than 1 in 1,000 annual probability of flooding.

The application is accompanied by a Drainage Strategy Report which concludes that a drainage survey should be carried out prior to the development commencing on site to determine the level of existing sewers. The report also sets out that a soakaway test should be undertaken to establish if the discharge of surface water can be undertaken by infiltration. If infiltration is not possible then discharge should be made to the sewer in Oldham Road with flow control placed to minimise the flow from the development.

United Utilities were also consulted on this application and they advised that they had no comment to make on this application.

Subject to the inclusion of an appropriately worded condition in line with the conclusions of the submitted Drainage Strategy, Officers consider that the development accords with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of PfE and the NPPF.

Occupier and Neighbour Amenity

Paragraph 135 of the NPPF states planning decisions should create places which are 'safe, inclusive, and accessible, promote health and well-being, with a high standard of amenity for existing and future occupiers'. Policy G9 of the Rochdale CS states all development is required to 'not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.'

Neighbour amenity

The Council's Guidelines and Standards for Residential Development SPD refers to Space Standards at Section 4.1, and states the following:

'The following minimum space standards will be applied to all new residential developments and developments which affect existing residential properties:

- (i) 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage (Figure 2);*
- (ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room (Figure 3);*
- (iii) 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room (Figure 4).'*

Section 4.3 states exceptions to these minimum standards are acceptable in some circumstances and applications are considered on their own merits.

Given the design and orientation of the proposed development the space standards here are acceptable. In terms of loss of light or impacts of an overbearing nature for neighbouring development, the proposed development would not generate an overbearing impact on such buildings or their associated outdoor amenity space.

Occupier amenity

In terms of occupier amenity, the Nationally Described Space Standards (NDSS) is a technical standards document produced by the Government to ensure internal space within new dwellings is sufficient for future occupiers. Additionally, in accordance with PfE Policy JP-H3 (Type, Size and Design of New Housing), it is a requirement for all new dwellings to comply with the nationally described space standards and be built to the accessible and adaptable standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

On assessment of the proposed floor plans, the proposed development does meet NDSS. This is also confirmed on the submitted proposed floor plans.

At pre-application, the master bedroom was proposed in the roof space and the LPA advised that *'the proposed development would include a master bedroom space in the roof void lit only by two rooflights. The provision of main habitable accommodation without an outlook is not acceptable to the LPA as it would not provide an acceptable standard of residential amenity for the future occupiers of the proposed dwelling. This detail should be addressed, with section drawings provided as part of any application for planning permission in respect of the roof lights and options should be explored for the provision of an appropriate standard of outlook, which could include a modest dormer arrangement to the rear'*.

The application now before the Council has re-configured the internal layout of the proposed dwelling where the master bedroom has been re-positioned to the first floor and a secondary bedroom has been re-located in the roof space. This reconfiguration does not fully address some concerns raised at pre-application as referred to above because there are still only two rooflights serving a habitable bedroom in the roof space. However, on reflection and owing to the benefit of a subsequent re-review of the proposed development, the development as a whole would provide an acceptable outlook for future occupiers.

With regards to outdoor amenity space for future occupiers, as defined within the Council's Residential Development SPD residential amenity is; *'The benefit enjoyed from physical external space which is part of the private home. The level of enjoyment is dependent on a number of factors, including location, size, orientation, sounds, noise, accessibility and enclosure, and general quality of space.'*

Under paragraph 7.33 of PfE, the provision of appropriate outdoor amenity space is defined as being *'vital in delivering high quality homes that support good health'*.

In addition, the reasonable needs of occupiers would need to be met and these needs are considered to cover both functional and recreational requirements proportionate to the size of the household, taking into account the surrounding context. On reflection of the proposed layout, the proposed residential garden area surrounding the proposed dwelling is acceptable and would provide a significant level of outdoor amenity space for the proposed dwelling and the existing dwelling at No.2 Balderstone Road. In

addition, due to the sites highly sustainable location there are opportunities to access other outdoor public amenity spaces within very close proximity to the site and further afield.

Accordingly, the development is not considered to impact on neighbouring or occupier amenity and the scheme is considered acceptable in accordance with CS Policies G9 and DM1 and the NPPF.

Noise and Pollution

Core Strategy Policy G9 sets out the Council's requirements approach to all forms of pollution including the risk of noise, as they relate to new development.

Paragraph 198 of the NPPF also states that planning policies and decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

The NPPG states that local planning authorities' decision taking should take account of the acoustic environment and in doing so consider: whether or not a significant adverse effect is occurring or likely to occur; whether or not an adverse effect is occurring or likely to occur; and whether or not a good standard of amenity can be achieved.

Paragraph 135 also seeks to ensure that planning decisions create places which promote health and well-being, with a high standard of amenity for existing and future users. Policies DM1 and G9 of the adopted Rochdale Core Strategy seek to ensure that new development is compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users, also requiring that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

Whilst the resulting scheme by its very nature would not cause any significant impacts in terms of noise and disturbance, a Noise Impact Assessment was submitted with the application. Environmental Health were consulted on this application and they have no objection with its findings subject to condition.

Environmental Health requested the submission of a suitable Construction Environmental Management Plan be secured by condition. However, Planning Officers recognise that such measures are controlled and can be adequately addressed under separate legislation should such matters or issues arise in the future.

Accordingly, subject to conditions, the scheme would be considered acceptable in terms of amenity in accordance with Policy G9 and DM1 and the Council's Guidelines and Standards for Residential Development SPD.

Ecology and Biodiversity Net Gain

Core Strategy Policy G7 requires that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection and that opportunities for enhancing biodiversity and geodiversity will be supported. It is expected that development proposals will protect and include existing biodiversity and take opportunities to promote biodiversity and create new habitats using landscaping and building and construction features wherever possible. CS Policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.

PfE Policy JP-G8 seeks to deliver a net enhancement of biodiversity resources through a collective of measures which are broadly aligned with the approach to BNG outlined within the Environment Act (2021), the NPPF and supporting guidance documents. The provisions of the Environment Act in respect of BNG are now a statutory requirement for planning applications and so the proposed development should achieve net gains for biodiversity via species enhancement as guided by the NPPF (paragraphs 187d and 192b) to achieve demonstrable net gain for biodiversity.

As of 2nd April 2024, BNG of 10% for minor planning applications is mandatory for development in England under Schedule 7A of the Town and Country Planning Act 1990.

The GMEU have set out that the submitted metric shows that a loss of 0.21 habitat units will be incurred on site and as such, 0.23 units will need to be compensated for off-site. Officers have therefore made the applicant aware that off-site units will therefore be required which will need to be purchased from an off-site provider.

The applicant's agent has since confirmed that the applicant will be purchasing the habitat units from an off-site provider such as the Environment Bank. Accordingly, the applicant will now need to provide information on where the units are being purchased and evidence that they have an agreement to purchase them. This will be required as part of the process when the applicant applies to discharge the statutory biodiversity gain condition.

Biodiversity Enhancements

A scheme for biodiversity enhancements will be secured by condition.

Ecology and BNG Summary

Accordingly, subject to condition, the scheme is considered to be acceptable in accordance with Core Strategy Policy G6 and G7, PfE Policy JP-G8 and the NPPF.

Highways

Overall, the development is not considered to have an adverse impact on highway safety and would not generate a level of additional traffic which would have a detrimental impact on the safe and efficient operation of the immediate local highway network, or strategic routes. Highways Services have raised no objections and the development is considered acceptable in accordance with CS Policies T2, Policy JP-C8 of PfE and the NPPF.

Land Contamination

Core Strategy Policy G9 requires that any risks arising from contaminated land are identified and that any appropriate actions are taken.

A Phase 1 Preliminary Risk Assessment was submitted in support of the application. The assessment recommended that further site investigation works were carried out to characterise the shallow ground conditions and quantify the potential risks identified. The Council's Land Contamination Officer was consulted on this application and they supported the conclusions of the submitted Phase 1 Preliminary Risk Assessment subject to condition.

Therefore, subject to condition, the proposed development is acceptable with regards to CS Policy G9 and the Framework.

Conclusion

In summation, the application site is located within a sustainable location and this application is considered to make a positive albeit minor contribution to the housing supply and local economy within the borough. It is therefore considered that subject to the conditions included below, the development as a whole is acceptable and in accordance with the adopted Rochdale Core Strategy, PfE and the NPPF.

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 and documents:

- Location Plan
- Proposed Site Plan Drawing No 23.3148.SC1.1C
- Proposed Floor Plans Drawing No 23.3148.SC1.2E
- Proposed Elevations Drawing No 23.3148.SC.1.3C
- Design and Access Statement
- Noise Impact Assessment dated 2nd December 2024
- Drainage Strategy Report dated 22nd November Rev 00
- BNG Assessment WC-354.1A dated 1st February 2025

and the development shall be carried out in accordance with these details 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 development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons.

The submitted report shall include:

- i. a survey of the extent, scale and nature of contamination
- ii. an assessment of the potential risks to:
 - human health,

- property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- iii. where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall be carried out in accordance with the approved remediation strategy thereafter.

No part of the development shall be occupied until a verification report demonstrating that the approved remediation has been implemented has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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

4. 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:
- (i) 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;
 - (ii) 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);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - (v) 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.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

5. Notwithstanding the details shown on the approved plans, no above ground works (other than site clearance) shall commence until samples of all external facing and roofing materials have been made available for inspection on site and submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and retained as approved thereafter. For the avoidance of doubt, these details should relate to windows, doors, roof slates and all elevation materials.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

6. Notwithstanding the details shown on the approved plans, no above ground works (other than site clearance) shall commence 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) and a scheme for the timing / phasing of implementation works.

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.

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 Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

7. 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.

Any structures shall be installed in accordance with the approved details prior to the first occupation of the approved development and retained thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

8. No part of the development hereby permitted shall be occupied until a scheme of biodiversity enhancements has been submitted to and approved in writing by the Local Planning Authority. Such measure shall include, 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') The duly approved scheme shall be implemented in full prior to final occupation of the phase of development to which the measures relate 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, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

9. The proposed development must be constructed in line with the requirements of the submitted and approved Noise Impact Assessment dated 2nd December 2024 to achieve the following internal 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 of the development hereby permitted, validation testing must be carried out to ensure the required noise levels have been achieved, the details of which shall be submitted to and approved in writing by the LPA prior to first occupation of the apartment hereby approved.

Reason: To protect the amenity of future occupiers in accordance with Policy G9 of the Rochdale Core Strategy.

BIODIVERSITY NET GAIN

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- a) A Biodiversity Gain Plan has been submitted to the planning authority,
- and;

- b) The planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Borough Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

For the purposes of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, a biodiversity gain plan is a plan which:

- (a) relates to development for which planning permission is granted, and;
- (b) specifies the matters referred to below:

The matters are:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) any such other matters as the Secretary of State may by regulations specify.

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.