

APPLICATION NUMBER: 23/01051/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/01051/FUL	Sam Yuen	15 December 2023

Address: Land Adjacent To 418 Bury Road Rochdale OL11 5EU

Proposal: Erection of detached dwelling including front and rear dormer extensions with associated parking and boundary treatment at rear

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

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

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

EIA	Screening opinion completed and saved to Onbase?	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: RK

DATE: 24/04/2024

SITE

The application relates to a vacant plot of land in Bamford within a residential context characterised by dense redbrick semi-detached and terraced dwellings. The site is adjacent to two pairs of semi-detached dwellings: nos. 418 and 420 to the west, and nos. 414 and 416 to the east. The rear boundary of the curtilage backs onto Malvern Street West to the north. The site is served by Bury Road (B6222), a highly-trafficked classified road between Rochdale and Bury.

The application site is currently disused but comprises notable architectural features such as stone boundary walls and wrought iron pedestrian gate.

PROPOSAL

Planning permission is sought for the construction of a two-storey detached dwelling between nos. 416 and 418 to accommodate five bedrooms. The built form, height, width and proportions of the proposed dwelling would be largely in line with the adjacent existing dwellings, as would the architectural treatment in terms of fenestration and front elevation detailing. The dwelling comprises a two-storey rear outrigger which projects 3.5m and feature a gable-fronted roof form. Above the outrigger lies two gable-fronted dormers on the rear roof slope.

The submitted plans also indicate a 1.8m timber fence along the common boundary with no. 418, and block paving to the rear curtilage space to facilitate two off-street parking spaces adjoining Malvern Street West.

The proposals would be constructed in materials matching the surrounding properties.

RELEVANT PLANNING POLICY

National Guidance

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

Places for Everyone Joint Development Plan (PfE)

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

Policy JP-H3: Type, Size and Design of New Housing
Policy JP-P1: Sustainable Places

Adopted Rochdale Core Strategy (CS):

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

P3	Improving design of new development
SO4	Promoting a greener environment
G6	Enhancing green infrastructure
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
DM1	General development requirements
SD1	Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
EM/7	Development and Flood Risk <i>Policy to be read in conjunction with CS Policy G8</i>
EM/8	Protection of Surface and Ground Water <i>Policy to be read in conjunction with CS Policy G8</i>

Supplementary Planning Documents (SPD):

'Guidelines and Standards for Residential Development' (June 2016)

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Environmental Control (Landfill Gas)

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.

Greater Manchester Ecology Unit

No ecological information appears to have been submitted with the application. While the site itself appears to have limited ecological value, the new building lies in very close proximity to the existing houses. Consequently if bats were roosting in the roof spaces of these properties, their access could be blocked by the new building. We would therefore expect at least a Preliminary Bat Roost Appraisal to have been undertaken and any necessary emergency surveys if recommend.

All species of bat and their roosts, even when unoccupied, are protected under UK legislation and are a material consideration when determining planning applications. If the development is likely to disturb a potential bat roost then a full bat survey should be carried out before the application is determined. If bats are found on site under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, a licence is required from the Natural England to derogate the terms of this legislation. Before a licence can be granted three tests must be satisfied. These are:

- i) That the development is “in the interest of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequence of primary importance for the environment”;
- ii) That there is “no satisfactory alternative”;
- iii) That the derogation is “not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range”.

Defra Circular 01/2005 gives guidance to local authorities on how these issues should be considered, including that surveys for protected species should not be left to conditions. The application should therefore not be determined until a full bat survey is submitted. Such a survey should be undertaken by a licensed bat specialist and at an appropriate time of year. If bats are found then appropriate mitigation would need to be proposed to demonstrate that the favourable conservation status of bats would be maintained at the site.

UPDATE:

Following the submission of a Preliminary Ecological Appraisal, GMEU noted that whilst the consultant in question does not appear to be an ecologist, based on the photographs within the report, the adjacent buildings do not appear to support features that could be used by bats on the sides closest to the proposed building. Consequently there should be no ecological issues associated with the proposal.

Highways and Engineering

The application site is a garden area within an existing row of terraced house on Bury Road and proposals include parking and servicing from the rear of the proposed dwelling from Malvern Street which is in line with adjoining properties.

The submitted plans include two parking spaces which meets Council standards for the size of dwelling proposed. As vehicular access does not currently exist from Malvern Street into the site Highways would ask that a vehicle access crossing is constructed within the footway which would need a separate approval from the Council's Highways Team.

Any vehicular access or parking directly from Bury Road itself would not be supported.

As access to the rear of the site is restricted and it is located on a busy classified road to the front Highways would ask that the applicant submits a Construction Method Statement to ensure that there is no impact on highway safety during the construction period.

The proposed servicing arrangements for this dwelling are acceptable.

If approved the development should not have any impact on road safety or highways capacity.

Highways would raise no objection to this application, subject to the suggested planning conditions.

Lead Local Flood Authority/Drainage

No comments received at the time of writing.

United Utilities

We strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. We request that Local Planning Authorities and applicants do all they can to avoid surface water entering the public sewer. The flows that come from this surface water are very large when compared with the foul water that comes from toilets, showers, baths, washing machines, etc. It is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works. If new developments can manage flows through sustainable drainage systems that discharge to an alternative to the public sewer, it will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments should be investigated and delivered in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;

3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

The applicant should consider their drainage plans in accordance with the drainage hierarchy outlined above.

In the event that the applicant, or any subsequent developer, approaches United Utilities regarding a connection for surface water to the public sewer, it is likely that we will request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable. This will be managed through either our 'S106 Sewer Connections' or 'S104 Adoptions' processes.

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition.

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties, alongside a site notice posted with the vicinity of the site. Three objection letters were received with the following concerns:

- ☐ The additional parking from the proposed development would add to local traffic congestion and air pollution;
- ☐ The additional parking of the proposal would further contribute to the lack of parking provision in an area with high parking demands due to the presence of commercial businesses and Rochdale St. Clements FC in the vicinity;
- ☐ The proposal does not provide adequate parking for the size of the site and the proposed number of occupants;
- ☐ Concerns regarding vehicle access, additional traffic congestion and noise pollution during construction of proposal;
- ☐ Concerns over damage to neighbouring properties and impacts to neighbouring occupier's health during construction;
- ☐ The proposed dormers are not in keeping with the neighbouring properties;
- ☐ Concerns over loss of privacy, natural light and overshadowing to the neighbouring properties;
- ☐ Concerns over the impact of the proposed development on local wildlife; and
- ☐ Proposed plans are not available to view on the Council's website.

Officer's Comments:

- ☐ Concerns relating to parking problems and parking provisions are addressed under the 'Highway, Parking and Access' heading of the report.
- ☐ Whilst it is noted the implementation of the proposal may cause disruptions to the immediate surrounding, the impacts are likely to occur only within the duration of the construction and thus the Council is satisfied that this alone would not result in long-term noise and traffic impacts.
- ☐ Concerns relating to damage to neighbouring properties during construction do not constitute material considerations in the determination of planning applications.
- ☐ Concerns relating to the appearance of the proposal are addressed under the 'Design and Appearance' of the report.
- ☐ Concern relating to the amenity impacts are addressed under the 'Residential Amenity' heading of the report.
- ☐ Concerns relating to the impacts on wildlife are addressed under the 'Arboricultural and Ecological Impacts' heading of the report.
- ☐ The proposed plans have been made available on the Council Portal for public viewing.

AMENDMENTS

Following design concerns raised by the Planning Officer, amendments were made to omit the previously proposed front dormer in lieu of a roof light on the front roof slope.

ANALYSIS

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside.

Annexe 2 of the National Planning Policy Framework defines 'previously developed land' as land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes, amongst others, land in built-up areas such as private residential gardens. Based on available evidence, the application site previously existed as an amenity space associated with no. 418 and comprised of a footpath and soft landscaping. The site has since been overgrown with vegetation and is currently boarded up. On this basis, it is of the view of the Council that the site would be considered to comprise previously un-developed, or greenfield, land. Policy C1 of the Core Strategy outlines that the Council will promote the reuse and regeneration of vacant and underused previously developed sites and focus only on sustainable greenfield sites which provide the best access to a range of services, jobs and

facilities and have limited impact on green infrastructure and amenity. The application is sustainably located in an established residential context and is served by a classified road with good public transport provision, and access to jobs and services. Given this site context, the impacts on green infrastructure are limited.

As such, the principle of development of this site as a greenfield site within the Defined Urban Area for residential purposes would be acceptable, subject to the scheme being acceptable against all other material considerations, including residential and occupier amenity, means of access, parking provision and highway safety. Sensitive design and good landscaping are also key considerations, to ensure that new building fit successfully into existing sites.

On the basis that the proposal would make a valuable contribution to housing supply within the Borough, whilst being in a sustainable location within reasonable proximity to local amenities and public transport facilities, it is considered that the principle of development is therefore acceptable in accordance with Core Strategy Policies C1, C3 and SD1, saved UDP Policy G/D/1 and the NPPF.

Design and Appearance

Paragraph 130 of the NPPF requires new development to be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* in addition to ensuring they are *“sympathetic to local character.”* Policy JP-P1 of the Places for Everyone Joint Development Plan states development should, wherever appropriate, be consistent with distinctive places with a clear identity that respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used. Additionally, Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“enhance the borough’s identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.”*

The proposal seeks to construct a two-storey dwelling which would effectively infill the gap between nos. 416 and 418. Whilst it is acknowledged the resultant dwelling would leave uneven separation distances between the adjacent dwellings, this discrepancy would not appear wholly out of keeping with the visual break from the pair of dwellings along the building line and would be acceptable. Notwithstanding, the proposed dwelling comprises an overall form, pitched roof form, height and proportion that is consistent with the adjacent dwellings.

The proposed dwelling would be constructed from brickwork matching ones of the adjoining building line. Ensuring a satisfactory brick match and mortar match will be key to ensuring the visual acceptability of this development and therefore a condition requiring full samples including a constructed sample panel of the proposed brickwork is recommended.

The proposed fenestration would largely match the siting and proportions of existing openings of the adjacent dwellings. The submitted plans also indicate the inclusion of

architectural detailing including soldier course brick lintels, sills and an elliptical door arch which would reflect the appearance of the existing adjacent dwellings. Moreover, the proposed plans indicate the retention of the front stone boundary wall and wrought iron pedestrian gate which would help safeguard the local character. The Officer has recommended planning condition requiring the existing front boundary treatments to be retained.

The insertion of a roof light on the front roof slope was included following amendments to omit the previously proposed front dormer and is not considered to adversely affect the overall appearance of the street scene.

The proposed two-storey rear outrigger is set down below the ridge line of the host dwelling which would appear subservient. The built form and gable-fronted roof form would also be in-keeping with adjacent rear outriggers and constitute satisfactory design.

The guidance for the design of dormers is contained within Section 5.16 and 5.17 of the SPD. With regard to the two rear dormers, they are modestly sized and appropriately sited in a manner which does not dominate the rear roof slope. The use of gable-fronted roof form and matching material would be compatible, and the windows on the rear dormer face would vertically align with those below. Taken as a whole, the rear dormers would comply with all points of Section 5.17 and would constitute acceptable design.

The proposed timber fencing would serve as the rear curtilage boundary treatments between the host dwelling and no. 418 and would be of a suitable scale and height for such works. Notwithstanding, suitable specifications can be achieved via condition.

Subject to the suggest conditions relating to materials and detailing, the design of the proposal is acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, the PfE and the NPPF.

Residential Amenity

Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they “*do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.*” The Council’s adopted Supplementary Planning Document ‘*Guidelines and Standards for Residential Development*’ (2016) contains a number of guidelines and requirements for the design and layout of new housing in order to preserve the amenity standards for surrounding residents. Included within the above document are the expected space standards for new residential development.

Having regard to Section 4.1 of the SPD, the siting of the proposed dwelling is largely aligned with the existing building line and would retain the existing separation distances of the adjacent dwellings with the opposite-facing properties along Bury Road and thus would not result in significant additional amenity impacts. The

proposed two-storey rear outrigger also does not project beyond the rear outriggers of adjacent nos. 416 and 418 and is not considered to unduly harm the amenity of the adjacent occupiers in this regard.

The proposed dwelling and bedrooms would meet the minimum space standards as set out in *Technical housing standards – nationally described space standard*. The submitted plans also indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.

Taken as a whole, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties, in accordance with Policies DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways, Parking and Access

Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to “*provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.*” The submitted plans indicate two off-street parking spaces to the rear curtilage space, which would comply with the maximum car parking space standard of Appendix 5 and comply with the minimum dimensions as stated in Section 3.15 of the SPD. The Council’s Highways Officer was consulted for this application and raised no objections, but recommended condition requiring the submission of a Construction Method Statement to ensure no impact on highway safety to the classified Bury Road. Whilst it is noted that on-street parking is prevalent along properties on Malvern Street West, given adequate off-street parking spaces have been provided, the Council is satisfied the proposal would not be detrimental to existing on-street parking provision and highway safety.

Subject to the above condition, the proposed parking arrangements are acceptable, in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy.

Arboricultural and Ecological Impacts

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 advises that no development should result in a net loss of biodiversity. At the time of application the site had been cleared for development, but it is clear from photographic records and a previous site visit by the Case Officer that the site contained no significant vegetation worthy of protection or replacement. Given the nature and location of the development, and the modest rear yard area that would be provided, it is not considered to be reasonable or necessary to seek to result in a net-biodiversity enhancement as part of this particular development.

Having assessed the submitted Preliminary Ecological Appraisal, the site is considered to be of limited ecological value, and the adjacent buildings do not

appear to support features that could be potentially occupied by bats. On this basis, no concerns are had with regard to ecological impact of the proposal.

The proposed development is considered to be satisfactory in respect of the requirements of Core Strategy Policies G6 and G7 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 United Utilities 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.

Land 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.

Consultation has been carried out with the Council's Public Protection Officer and a condition is recommended to ensure that any potential contamination is identified through the submission of a Phase I Preliminary Risk Assessment, with further intrusive investigations and remediation carried where necessary. Subject to the suggested condition and the carrying out of any subsequent actions in respect of the outcome of the Phase I investigation, the requirements of Core Strategy Policy G9 and the NPPF will have been met.

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. The permission relates to the following plans:

- ☐ Location Plan – received 26/09/2023
- ☐ Existing Site Plan and Elevations – Drawing No. 1794A/1 received 18/12/2023
- ☐ Proposed Site Plan, Floor Plans, Front Elevation and Fencing Detail – Drawing No. 1794A/2 received 18/12/2023
- ☐ Proposed Rear and Side Elevations – Drawing No. 1794A/3 received 18/12/2023

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 and the National Planning Policy Framework.

3. 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 prevent pollution of the environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policies G8 and G9 of the Core Strategy 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. 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.

5. No development shall take place (including any site clearance or preparation works) until a Construction Management Plan (CMP), which shall include the following, has been submitted to, and approved in writing by the Local Planning Authority:
 - 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 including decorative displays;
 - e) wheel washing facilities (or an adequate demonstration that this is not required);
 - f) measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase.

The approved CMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMP 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.

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 buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy P3 of the Core Strategy and the requirements of 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, 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. 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 Rochdale Core Strategy and the National Planning Policy Framework.

9. The existing stone boundary wall and wrought iron pedestrian gate sited on the south-east curtilage boundary of the application site facing Bury Road shall be retained during the period of construction and maintained thereafter.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the 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.

INFORMATIVES

The applicant is reminded of the need to provide a standard vehicle access crossing which will require a separate permission from the Council as Highways Authority for the works. The works will be required to be approved and implemented in full prior to the first use of the approved development.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 (as amended), it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Report Author Sam Yuen