

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/01113/FUL	Claire Ringwood	6 th March 2025

Address: Hanson Springs Limited, Trans Pennine Trading Estate, Gorrels Way, Rochdale, OL11 2PX

Proposal: Extension to existing Class B2 building; including erection of a detached Class B8 warehouse with ancillary offices / staff welfare facilities; together with the reconfiguration of existing car parking and internal vehicular / pedestrian access arrangements and associated hard and soft landscaping.

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?	N

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: 7 March 2025

SITE

The application site consists of Hanson Springs Ltd headquarters which is a spring manufacturing company located within the Trans Pennine Trading Estate. The site is large and comprises of a large warehouse building, a smaller 'hot coil' building and ancillary parking and yard areas. The buildings within the site are of a typical industrial style with a construction of brick and corrugated steel with large metal service access doors.

To the north-west, the site borders onto an active railway line and the site is set within an industrial site. The railway line is set above a large embankment, screening the majority of the site from public vantage points to the north, with trees screening the site to the east.

The site is within the Defined Urban Area (Policy G/D/1), a Primary Employment Zone (EC/2) and the Rochdale Canal SSSI (LT/7) as identified in the Proposals Map of the saved UDP.

PROPOSAL

The application is for an extension to the front and side of an existing building in B2 use that is located centrally within the site. The proposed extension has a GIA of 743.7sqm. The proposed building will not extend any wider than the existing building and would extend 18.3m in depth from the existing front elevation (although it does wrap around the side of the building with a depth of 29.3m).

The proposal also includes a new build warehouse (use class B8) with a proposed GIA of 1,219.5sqm with ancillary offices/staff welfare facilities. The proposed warehouse measures 50.2m (d) x 24.6m (w) and is located to the south-west of the site.

The reconfiguration of the existing car parking and internal vehicular / pedestrian access arrangements and associated hard and soft landscaping are also proposed.

The building to be extended currently functions as the company's 'hot coil' spring making operation. The proposed extension will create an additional area for 'cold coil' operations. The submitted Planning Statement advises that no fumes or excessive noise will be created from this operation.

The proposed warehouse will contain high racking to enable the storage of manufactured springs awaiting dispatch.

The application follows approval of planning application 16/00640/FUL which has since lapsed. This permission approved a 1,682sqm manufacturing/finishing and storage building in the same location (and approximately the same scale) as the new building proposed by this application.

The site is currently operated by around 180 staff with the following operating hours: Monday-Thursday 06:00-18:00, Friday 06:00-14:30 and Saturday-Sunday closed. Staff work a variety of hours across the working periods meaning the site does not have clear shift start / shift end surges in staff travelling to and from the site. The proposal would increase the number of full time staff by 20.

The height of both the new warehouse and the extension will be 8.253m with a parapet at eaves level to provide a safe maintenance environment for operatives.

The scheme also includes enhancing the entrance into the main offices. This will include hard landscaping with feature 'springs' (manufactured by the company) and planters whilst providing for emergency vehicles.

The proposal includes upgrading the internal site layout to provide improved staff/visitor parking arrangements. These include the rationalisation and formal marking of the main central car parking area to provide up to 119 marked car parking spaces, this will include 3 disabled spaces close to the main building and 2 EV charging points. Secure cycle parking and motor-cycle parking will also be provided.

The materials to the new building would comprise insulated microrib insulated wall panels, power coated feature MS box Hanson Springs yellow, brick finish and colour to match existing main building, dark blue engineering brick base. The extension to the existing building will use the same materials as the existing building (secure by condition).

PLANS AND DOCUMENTS SUBMITTED

Drawing No: 188 PLN L 10 Rev B – Block Masterplan

Drawing No: 188 PLN L 11 Rev A – Existing Site Plan

Drawing No: 188 PLN L 15 Rev D – Proposed Site Plan Option 3

Drawing No: 188 PLN L 16 Rev A – Location Plan

Drawing No: 188 PLN E 02 Rev A – Proposed Elevations Option 2

Drawing No: 188 PLN E 03 Rev B – Proposed Extension Elevations

Drawing No: 188 PLN E 04 – Existing Extension Elevations

Drawing No: 188 PLN P 03 Rev B – Proposed New Build Plans

Drawing No: 188 PLN P 04 – Existing Plans

Drawing No: 188 PLN P 05 Rev A – Proposed New Build Plans

Drawing No: 188 PLN P 06 – Existing Roof Plan

Drawing No: 188 PLN P 07 – Proposed Roof Plan

Design and Access Statement

Planning Statement

Transport Statement by Focus Transport Planning Ltd, Ref: J000552-TS01, Date: October 2024

Preliminary Roost Assessment by Pennine Ecological, Date: 12th August 2024

Biodiversity Net Gain Assessment Summary Report by Pennine Ecological, Date: October 2024

Statutory Biodiversity Metric Calculation

Statutory Biodiversity Metric Calculation Assessment

Biodiversity Gain Plan

Preliminary Ecological Appraisal by Pennine Ecological, Date: October 2024

Figure 1: UKHab Baseline Map

Badger Survey by Pearce Environment Ltd, Date: 09/08/2024, Document Ref: 090824.BSR, Version: 01, Status: Final

Noise Impact Assessment by Clement Acoustics, Ref: 19265-NIA-01, Project No: 19265, Date: 4 November 2024

Preliminary Investigation Report by Ian Farmer Associates, Contract: 2231378, Revision: 00, Document No: 2231378-PIR-00-281024, Date: October 2024

Crime Impact Statement by Greater Manchester Police – design for security, Ref: 2016/0432/CIS/02, Version A: 09/10/2024

Drainage Strategy Report by SWF Consulting, Ref: 9475-SWF-XX-XX-TR-S-0201, Version: P02, Date: October 2024

Flood Risk Assessment by Betts Hydro Consulting Engineers, Document Ref: HYD1011_Hanson_Springs_FRA, Revision: 1.0, Date of Issue: 04/11/2024

Received 11th November 2024

Drawing No: D238.001 – General Arrangement – Visitor Entrance Area
Drawing No: D238.002 – Planting Plan – Visitor Entrance Area
Drawing No: D238.003 – Planting Plan – Grassland Area and Screen Planting
Received on 8th January 2025

Biodiversity Net Gain Assessment Summary Report by Pennine Ecological, Date:
February 2025
Statutory Biodiversity Metric Calculation
Biodiversity gain plan
Received 4th February 2025

Drawing No: 9475-SWF-XX-XX-D-C-1101 Rev P1 – Drainage Existing Layout Sheet 1 of 2
Drawing No: 9475-SWF-XX-XX-D-C-1102 Rev P1 – Drainage Existing Layout Sheet 2 of 2
Drawing No: 9475-SWF-XX-XX-D-C-1103 Rev P1 – Drainage Proposed Layout Sheet 1 of 2
Drawing No: 9475-SWF-XX-XX-D-C-1104 Rev P1 – Drainage Proposed Layout Sheet 2 of 2
SWF Consulting, Report Details: Type: Inflows, Storm Phase: Proposed Site, Date: 11/02/2025
Received 11th February 2025

RELEVANT PLANNING POLICY

National Guidance

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

Sub-Regional

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-Strat6: Northern Areas
JP-S1 Sustainable Development
JP-S4 Flood Risk and the Water Environment
JP-J1 Supporting Long-Term Economic Growth
JP-J2 Employment Sites and Premises
JP-J4 Industry and Warehousing Development
JP-G7 Trees and Woodland
JP-G8 A Net Enhancement of Biodiversity and Geodiversity
JP-C8 Transport Requirements of New Development

Rochdale Core Strategy:

The following policies of the adopted Rochdale Core Strategy are relevant:-

SO1	Delivering a more prosperous economy
E2	Increasing jobs and prosperity

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
G5	Managing protected open land
G6	Enhancing green infrastructure
G7	Increasing the value of biodiversity and geodiversity
G8	Managing water resources and flood risk
G9	Reducing the impact of pollution, contamination and land stability
SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility
DM1	General development requirements

Relevant saved Rochdale Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
EC/2	Primary Employment Zone
LT/7	Rochdale Canal

Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development (June 2016).

RELEVANT SITE HISTORY

07/D50112 - Erection Of Smoking Shelter. Approved 08/01/2008.

12/55906/FUL - Change of use to general industrial (Use Class B2). Approved 28/09/2012.

15/00542/FUL - Extension to existing industrial building. Approved 15/07/2015.

16/00464/DOC - Submission of details to comply with conditions 5 and 6 of planning permission 15/00542/FUL. Request completed 06/03/2017.

16/00573/DOC - Submission of details to comply with condition 4 of planning permission 15/00542/FUL. Request completed 07/11/2016.

16/00640/FUL - Erection of finishing building. Approved 02/09/2016.

17/01231/DOC - Submission of details to comply with conditions 3 (materials) and 5 (foul and surface water drainage) of planning permission 16/00640/FUL. Request completed 05/12/2017.

PREAPP/00067/24 - Pre-application advice for the erection of a Class B2 industrial building (with ancillary storage space) of 1,682 sqm (18,100 sqft) floorspace. Officer response sent 4th November 2024.

SUMMARY OF CONSULTATION RESPONSES

Network Rail

Summary: No objection but the applicant would be required to contact Network Rail separately as works must be undertaken with the supervision of Network Rail via the ASPRO (asset protection) team to ensure works do not impact the safe operation, stability and integrity of the railway and its boundary.

Environment Agency

No comments at the time of writing.

United Utilities

Summary: No objection subject to conditions.

National Highways

Summary: No objection.

Strategic Transport

No comments at the time of writing.

Highways

Summary: No objections.

Transport for Greater Manchester

Summary: No objection.

Greater Manchester Ecology Unit

Summary: Potential ecological issues include protected species, invasive species and biodiversity net gain.

Greater Manchester Police

Summary: No objection subject to a condition requiring the development being carried out in accordance with the details within the Crime Impact Statement.

Drainage Officer

Summary: No objection subject to conditions.

Environmental Protection (Land)

Summary: No objection.

Environmental Health (Noise)

Summary: No objections.

REPRESENTATIONS

Written notification letters were sent to occupiers of properties surrounding the development site and the application was publicised in the local press and site notices displayed. There have been no representations received.

ANALYSIS

Principle of development

The application site is located within the defined urban area and a Primary Employment Zone as allocated under the saved UDP allocations plan. Saved Policy EC/2 establishes that within primary employment zones development and change of use for industrial, business and warehouse uses will be permitted where the proposals:

- are of an appropriate scale and character to the area;
- will cause no unacceptable environmental or amenity problems; and
- will cause no unacceptable traffic problems.

Policy E2 of the adopted Core Strategy also ensures that there will be a sufficient supply of suitable land, buildings and infrastructure to support the creation and retention of successful businesses. Policy JP-J2 of PfE states 'a diverse range of employment sites and accessible premises, both new and second-hand, will be made available across the Plan area in terms of location, scale, type and cost' whilst Policy JP-J4 states 'industrial and warehousing accommodation is essential to a wide range of businesses across many economic sectors.....At least 3,513,000sqm of new, accessible, industrial and warehousing floorspace will be provided in the Plan area over the period 2022-2039'.

The site is located within an existing industrial/commercial area where there are a mixture of larger and smaller industrial units in close proximity. The site has also been previously granted planning permission for a similar development albeit this was only for a new building. Given the surrounding land uses and land allocation, it is considered that the principle of development is supported and in accordance with Policy EC/2 of the saved UDP, Policy E2 of the Core Strategy and Policies JP-J2 and JP-J4 of PfE and the NPPF.

Visual amenity and impact on the character and appearance of the area

The application proposes an extension to an existing building to the centre of the site and a new industrial building to the west of the site comprising a GIA of 743.7sqm and 1,219.5sqm respectively. The overall height of the buildings will be 8.253m with a parapet at eaves level. In respect of the design, size and scale of the buildings the development is considered acceptable in the context of the existing industrial buildings on the site. The extension to the existing building will screen an existing façade that is visible on the entrance approach and would be an improvement on the visual appearance of the existing building. The proposed buildings will be similar in appearance and style to the existing buildings on the site and they would be appropriate within the Primary Employment Zone.

The proposed improvements to the entrance into the main offices comprise new hardstanding and landscaping and the formal marking out of the car parking area which will improve the visual appearance of the site.

The proposed buildings would be of typical industrial construction and the materials would comprise microrib insulated wall panels, power coated feature MS box Hanson Springs yellow, brick finish and colour to match existing main building, dark blue engineering brick base (secure by condition).

Further to the above, the development is considered acceptable in terms of visual amenity and impact on the character and appearance of the area. The application therefore complies, in this regard with Policies DM1, P1 and P3 of the Rochdale Core Strategy, Policies G/D/1 and EC/2 of the saved UDP and the NPPF.

Residential amenity

Although the application site is located within an allocated employment zone there is a new residential development to the west/north-west on the opposite side of the railway line which is now under construction. As the railway line is located on an embankment, the increase in height and the existing tree cover is likely to screen the majority of the proposed buildings and there is approximately 50m between these dwellings and the proposed buildings. Taking this into consideration, officers consider there is sufficient distance to ensure there is no loss of privacy, overshadowing or overbearing effects from the development.

A Noise Impact Assessment has been submitted with the application which has been reviewed by the Council's Environmental Health Officer who is satisfied that the proposal will not have an adverse impact on the existing residential units.

Greater Manchester Police prepared the submitted Crime Impact Statement (CIS) and subject to the details contained within the CIS being adequately addressed - particularly those highlighted within the Executive Summary (i.e. replacement of chain link fencing and gating of narrow route to rear of Building A), they were supportive of the application. This matter can be dealt with by way of condition.

As such, the proposal would sufficiently protect the amenity of surrounding occupiers and the development would, in this regard, accord with Policies G9 and DM1 of the adopted Core Strategy, the SPD and the NPPF.

Highways

The proposal involves the reconfiguration of the car parking layout which currently has 150 unmarked car parking spaces, this will be reduced to 119. There are currently no disabled parking, cycle or motorcycle spaces and these will be introduced providing 3 motorcycle spaces, 10 cycle spaces and 3 disabled parking spaces.

National Highways have reviewed the application due to the site being in the vicinity of the A627 that forms part of the Strategic Road Network and raised no objection to the proposal.

TfGM reviewed the Transport Statement and advised that the trip generation associated with the development is below the threshold for any highway impact assessment work and the existing access and servicing arrangements will remain unchanged and that the existing car parking area will be formally demarcated. No objection was received.

Access to the site will remain as existing and the Council's Highways Officer has raised no objection. The proposal provides sufficient parking and formalises the existing arrangements which will improve safety on site and the proposal will generate traffic well within acceptable volumes for this location.

Motorcycle parking and cycle storage are proposed to the main car park area and these will be secured by way of conditions.

Taking the above matters into consideration and subject to relevant conditions, the proposed development is in accordance with policy T2 of the adopted Rochdale Core Strategy and JP-C8 of PfE.

Drainage and Flooding

A Flood Risk Assessment has been submitted which states the site is located in Flood Zone 1 and the vulnerability classification of the development is 'less vulnerable' and concludes that subject to the proposed mitigation measures (which will be secured by condition), the site can be development in accordance with the provisions of the NPPF and the requirements of the Environment Agency and the local planning authority.

The application is supported by a Drainage Strategy Report which has been reviewed by the Council's Drainage and Flooding Officer who raised concerns that whilst the general design principles of the scheme were appropriate. The drainage proposals were not sufficiently detailed to support the application as drainage or soakaways had not been sized which, if these require a larger footprint than indicated, may impact on the overall layout. Additional drainage information was submitted on 11th February 2025. The Council's Drainage Officer stated the revised drainage proposals incorporate design calculations and associated layout details which are acceptable in principle subject to conditions. Given the advanced stage of the design this could be a pre-occupation / operation rather than pre-commencement which would enable tweaks to the designs which are almost always required during the detailed design and construction phases provided they still accord with the strategy.

United Utilities have also made detailed comments as noted above and which have been provided to the applicant recommending conditions relating to a sustainable surface water drainage scheme, a sustainable drainage management and maintenance plan and details of ensuring the sewers are protected.

With the above conditions in mind, Officers consider that the proposed development would accord with policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of PfE and the NPPF.

Impact on Network Rail

Network Rail have provided detailed comments on the proposal and these have been sent to the applicant's agent under separate cover. Due to the proximity of the railway line to the proposed development, contact should be made with Network Rail as per their consultation response. Network Rail have stated that the proposed works are set back by 10m from the railway boundary and no objections have been received, subject to the recommended conditions. However, the conditions suggested relate to separate matters between Network Rail and the applicant and are not planning matters, therefore an informative is considered sufficient to notify the applicant of their obligations.

Ecology and Landscaping

Policy G6 establishes that development should protect and improve green spaces and where trees are to be removed they should be replaced at a ratio of 2:1. This is reinforced in Policy JP-G7 of PfE which states 'where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision'. Policy G7 of the Core Strategy requires developments to protect existing

biodiversity including trees and vegetation. The NPPF also requires the planning system to contribute to and enhance the natural and local environment.

Policy LT/7 of the saved UDP states that development proposals will not be permitted that would adversely affect:

- a) The recreational value of the canal watercourse and towpath;
- b) The setting and visual amenity of the canal and its environs;
- c) The nature conservation value of the Canal (as a SSSI and SAC) consistent with policies NE/2 and NE/4; or
- d) The conservation of features of historic or archaeological importance within the canal setting.

The Rochdale Canal runs beyond the south of the site, close to the southern corner of the existing industrial building to the east of the site.

The Council's Ecologist has reviewed the submitted ecology related reports and advised as follows:

Proximity to Rochdale Canal SAC

Despite the proximity to this European protected site, the Council's Ecologist was satisfied that there are no likely significant effects to the qualifying species, *Luronium natans*, from this development. The development can be screened out from requiring an appropriate assessment under the Habitat Regulations.

Badger

The necessary documents have been submitted as part of the application and reviewed by the Council's Ecologist who recommends a precautionary working measures method statement should be provided. This matter can be dealt with by way of condition.

Other Protected Species

The buildings and trees on site have negligible bat roosting potential. Habitats on the site are unsuitable for other protected species. No further information or measures are required.

Nesting Birds

Whilst bird nesting habitat is present on the site, no significant loss of habitat is occurring. The Council's Ecologist is satisfied that the risk can be dealt with via an informative.

Other Wildlife

The site has very limited cover for species such as hedgehog and common toad, which are very unlikely to stray on to the site. No further information or measures are required.

Invasive Species

Rhododendron and an unidentified *Cotoneaster* were recorded on the wider site. The Council's Ecologist is satisfied that the risks of an offence are very low and that therefore an informative would be adequate.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

Section 187 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021). The development site is primarily developed land, with small areas of successional habitats, grassland and tall herb in less disturbed parts of the site. This will be replaced with buildings, with soft landscaping and enhancement of an area of retained grassland as mitigation and enhancement for loss of vegetation.

The development is subject to the mandatory general biodiversity gain condition. A BNG assessment has been provided that indicates 10% net gain is achievable on the site. The Council's Ecologist does not doubt this given the very limited loss of habitat and extent of the wider site, although they do not necessarily agree with the practicality of the proposed habitat enhancements. The Council's Ecologist also notes that currently there is a failure to achieve 10% net gain on linear habitats, although as none are lost and the lines of trees are along the boundaries, the Council's Ecologist suggested that the line of trees should be removed from the red edge on the Location Plan or alternatively the line of trees should be extended along the boundary.

An updated BNG Summary Report, statutory metric and biodiversity gain plan were submitted on 4th February 2025. The Council's Ecologist reviewed these documents and advised the metric now shows 10% net gain for both area based and linear habitats which is acceptable. The on-site mitigation are technically significant as they include enhancement of a habitat to good condition and creation of a hedge, a medium distinctiveness habitat which are both triggers for regarding the measures as significant. However, the units involved are very small, 0.41 generated by the enhancement of existing grassland and only just 0.05 units for the hedge creation. The Council's Ecologist is satisfied that a HMMP condition would suffice.

The Council's Ecologist is therefore satisfied that no further information is required at this time and a finalised biodiversity gain plan and statutory metric can be provided at discharge of the general biodiversity gain condition stage along with an HMMP.

A habitat enhancement scheme will also be secured by way of condition.

Officers are satisfied that the proposed development would therefore have an acceptable impact on ecology and landscaping subject to relevant conditions and would accord with Policies DM1, G6 and G7 of the Core Strategy, Policy LT/7 of the saved UDP, Policies JP-G6, JP-G7 and JP-G8 of PfE and the NPPF.

Contamination and Land Stability

The application is supported by a Preliminary Investigation Report which has been reviewed by the Council's Environmental Protection Officer who has advised the report and recommendation for an investigation are acceptable subject to a site investigation and assessment condition.

Subject to an appropriate condition in respect of the above, the requirements of Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework in relation to contamination and land stability would have been satisfied.

RECOMMENDATION

GRANT subject to the following conditions:

1. TIME LIMIT

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. APPROVED PLANS

This permission relates to the following plans:-

Drawing No: 188 PLN L 10 Rev B – Block Masterplan
Drawing No: 188 PLN L 15 Rev D – Proposed Site Plan Option 3
Drawing No: 188 PLN L 16 Rev A – Location Plan
Drawing No: 188 PLN E 02 Rev A – Proposed Elevations Option 2
Drawing No: 188 PLN E 03 Rev B – Proposed Extension Elevations
Drawing No: 188 PLN P 03 Rev B – Proposed New Build Plans
Drawing No: 188 PLN P 05 Rev A – Proposed New Build Plans
Drawing No: 188 PLN P 07 – Proposed Roof Plan
Received 11th November 2024
Drawing No: D238.001 – General Arrangement – Visitor Entrance Area
Drawing No: D238.002 – Planting Plan – Visitor Entrance Area
Drawing No: D238.003 – Planting Plan – Grassland Area and Screen Planting
Received on 8th January 2025

and the development shall be carried out in complete 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. MATERIALS (TO BE SUBMITTED)

Notwithstanding any description of materials in the application, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the building have first been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the approved details.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. VEHICLE PARKING (AS SPECIFIED)

The buildings hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

Reason: In order to ensure there is adequate provision for vehicles to be parked and adequate turning and servicing provision clear of the highway in order to comply with

Policy T2 of the adopted Rochdale Core Strategy, Policy JP-C8 of PfE and the requirements of the National Planning Policy Framework.

5. CYCLE PARKING (AS SPECIFIED)

The buildings hereby permitted shall not be occupied until cycle storage has been provided in accordance with the plans hereby approved. The space(s) shall be kept available for cycle parking at all times thereafter.

Reason: In order to ensure there is adequate provision for bicycles to be parked securely and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy T2 of the adopted Rochdale Core Strategy.

6. FLOOD RISK MANAGEMENT

The development hereby approved shall be carried out in accordance with Section 6.0 – Recommendations of the Flood Risk Assessment by Betts Hydro Consulting Engineers, Date of Issue: 04/11/2024, Document Ref: HYD1011_HANSON.SPRINGS_FRA, Revision: 1.0.

Reason: In the interests of flood prevention in accordance with saved UDP Policy EM/7, Policy G9 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

7. SITE INVESTIGATION AND ASSESSMENT

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 and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

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)

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings hereby approved are first occupied.

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 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.

8. BADGER

No development, earthworks or works of site clearance, preparation or machinery shall take place until a Precautionary Working Measures Method Statement for badger has been submitted to, and approved in writing by, the Local Planning Authority. The approved Precautionary Measures Method Statement shall be adhered to throughout the entirety of the construction works.

Reason: In the interest of species protection, in accordance with the requirements of adopted Rochdale Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposal requires ground works and engineering works it is necessary to ensure the protection of any badger setts that may be present.

9. BIODIVERSITY GAIN PLAN

The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Assessment Summary Report, dated February 2025 and prepared by Pennine Ecological.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policies G6 and G7 of the adopted Rochdale Core Strategy and JP-G8 of the adopted Places for Everyone Joint Development Plan.

10. HABITAT MANAGEMENT & MONITORING PLAN

Prior to the approved buildings being brought into use, a Habitat Management and Monitoring Plan (HMMP) for the onsite, and any potential offsite, elements of the Biodiversity Net Gain shall be submitted to, and approved in writing by, the Local Planning Authority. The HMMP must provide mitigation in line with the agreed metric received by the Local Planning Authority on 4th February 2025. This document should be retained and used to inform future monitoring and compliance of the time to target enhancement methods and ongoing management required to maintain the agreed level of habitat distinctiveness and quality.

The HMMP should contain;

- a) Details of habitat creation and enhancement;
- b) Future management and maintenance.

Reason: In the interests of securing biodiversity enhancement in the long term in accordance with Policy G7 of the Rochdale Core Strategy, Policy JP-G8 of PfE and the NPPF.

11. HABITAT ENHANCEMENT SCHEME (TO BE APPROVED)

No development shall commence on site (including demolition or preparatory works) until, details of a habitat enhancement scheme have been submitted to, and approved in writing by, the Local Planning Authority. The scheme may provide, but not limited to, bird boxes (house sparrow hotel, swift boxes, standard bird boxes on trees), insect boxes, bat boxes/bricks, holes in fencing for hedgehogs and wildlife friendly planting). The scheme shall also include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with the agreed programme.

Reason: Details are required prior to commencement as insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with the NPPF, Policy G7 of the Rochdale Core Strategy and JP-G8 of PfE.

Reason for pre-commencement condition: As insufficient information has been provided and to ensure adequate habitat enhancement can be provided prior to construction.

12. CRIME IMPACT STATEMENT

The development hereby approved shall be designed and constructed in accordance with Sections 3.3 & 4 of the Crime Impact Statement (Ref: 2016/0432/CIS/02, Version A: 09/10/2024).

Reason: to protect the amenity of future occupants of the proposed development in accordance with Policy DM1 of the Core Strategy and the NPPF.

13. SUSTAINABLE SURFACE WATER DRAINAGE SCHEME

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. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

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.

14. SUSTAINABLE DRAINAGE MANAGEMENT AND MAINTENANCE PLAN

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- i. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- ii. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

15. DETAILS OF SEWER PROTECTION

No construction shall commence until details of the means of ensuring the sewers that are laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts from construction activities and the impacts post completion of the development on the sewers that cross the site and identify mitigation measures to protect and prevent any damage to the pipeline both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.

Reason: In the interest of public health and safety and to ensure protection of essential services in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

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.

16. DRAINAGE DETAILS

Prior to first occupation/operation of the buildings hereby approved, confirmation of the Drainage Strategy in accordance with the SuDs hierarchy including assessment / incorporation of green surface-based SuDS source control components during subsequent design phases of the development shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan 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:

1. 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).
2. It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Species such as *Rhododendron ponticum* and certain species of *Cotoneaster* are included within this schedule. If any such species will be disturbed as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence.
3. The feature sign shown on the approved plans requires separate advertisement consent and is not approved under this permission.
4. The applicant is advised of the requirement to contact Network Rail prior to any works commencing on site until agreed with Network Rail to ensure the safe operation and integrity of the railway.