

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00759/FUL

CASE OFFICER

Rosalind Gralton

DETERMINATION DATE 01.10.2024 **EXT OF TIME** 06.12.24

Address: Land To The Side Of 26 Falcon Close, Rochdale OL12 7RY

Proposal: Erection of 2 detached dwellings following demolition of existing garage, including alterations to site access and associated boundary treatments

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

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

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

EIA	Screening opinion completed and saved to Onbase?	NA
-----	--	----

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: LA

DATE: 05.12.24

SITE

The application site is located within the domestic residential garden of 26 Falcon Close and is greenfield land. The site is located within the defined urban area, and is located on the edge of a greenspace corridor which provides a buffer between the defined urban area and the Green Belt, less than 50m north of the site.

The site is a short distance away from three listed buildings; Woodhouse Cottages, Woodhouse Farm Foldyard Buildings and Woodhouse Farm Foldyard Midden, all Grade II listed. Woodhouse Lane, where the site access is proposed, is an unclassified road, characterised by a narrow lane with tall, verdant hedging on one side, and a boundary wall with trees.

The rear elevations and gardens of properties along Nordale Park face onto Woodhouse Lane, and the site is located on a bend in the road, as it sways left toward Shepherd's Cottage.

The planning statement explains total site area is 0.2ha of land, and would be located within the residential curtilage of no 26 Falcon Close; a detached property with a large garden which the application relates to the north-eastern side of.

There are no trees subject to a Tree Preservation Order within the vicinity of the site. The site previously contained multiple trees, however the officer's site visit confirmed these appear to have been felled.

PROPOSAL

Planning permission is sought for the erection of two detached residential dwellinghouses.

The dwellings would be 1 and ½ storeys with a catslip style roof, private rear gardens, private front gardens with driveways and parking for 3 cars. A pitched roof dormer is located on each front and rear roofslope.

A bin store is proposed in each of the rear gardens. A proposed timber fence divides the site between the properties.

The existing stone wall to the northern boundary of the site will be relocated to form the new front boundary.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

JP-S1 Sustainable Development

JP-P1 Sustainable Places

JP-P2 Heritage

JP-H3 Type, Size and Design of New Housing

JP-G8 A Net Enhancement of Biodiversity and Geodiversity

Adopted Rochdale Core Strategy (CS):

SO2 – Creating successful and healthy communities

C1 – Delivering the right amount of housing in the right places

SO3 – Improving Design, image and quality of place

P1 – Improving image

P3 – Improving design of new development

SO4 – Promoting a greener environment

G7- Increasing the value of biodiversity and geodiversity

SO5 – Improving accessibility and delivering sustainable transport

T2 – Improving accessibility

DM1 – General Development Requirements

Unitary Development Plan (UDP):

G/D/1 – Defined Urban Area

G/8 – Greenspace Corridors

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

None

CONSULTATION RESPONSES

Highways And Engineering

No objections subject to condition providing a visibility splay and conditions for dilapidation survey.

Env Health - Noise/Odours

No objections in principle subject to condition regarding construction management plan to cover noise, vibration, mud, dust and limitations on site hours due to residential properties.

Tree Officer

Concerns raised with loss of trees. In the instance of approval, full details of new landscaping to be secured via condition.

Conservation And Design

Concerns regarding uniformity of houses, however neutral impact on significance. High quality material palette should be sought.

United Utilities

Required drainage details submitted prior to determination. Pre commencement condition requested if drainage details are not provided.

Lead Local Flood Authority/Drainage

Object to the submitted drainage strategy

Environmental Control (Landfill Gas)

Pre-commencement condition requested.

Gtr Manchester Ecology Unit

No objections. BNG condition to be applied to any permission that is granted.

REPRESENTATIONS

The application was publicised by way of neighbour notification and site notices. 9 letters of representation objecting to the scheme have been received.

Concerns raised are summarised below:

- Narrow lane leading to the site, difficult to pass with large vehicles. Lane needs widening on the bend
- No room for visitors to park on the lane
- Danger to pedestrians walking along the lane
- Privacy as new builds face into our living rooms
- Car headlights will shine into home during hours of darkness
- New driveways in dangerous position
- Concern over precedent of this application being accepted, and consequence if other people with large gardens wanting to do the same
- Negative impact on surrounding property prices
- Was not notified of the application
- Number of accidents in this location
- Extremely busy road used by farm machinery
- Lack of natural light
- Environmental aspects of new build, local amenities and services already over stretched
- Objection as consultation process not followed by Council
- Old tack lea works is already being built, no need for 2 more houses when plenty of availability in Norden
- The proposal will further restrict access to congested lane, noise obstruction and pollution
- No purpose other than profit for developer
- Tree felling has already been conducted ahead of submission
- Height restriction on any new trees to 20ft
- Location of bin storage to shepherds cottage will cause odour issues
- T18 should be removed due to ash dieback
- Object to west elevation windows facing Shepherds cottage
- Development will infringe natural light on property
- Dwelling will infringe on privacy
- House and garden will be overlooked
- Dwelling will cause parking issues as there is no current space
- Access to Woodhouse land is at point of known accidents

- Increased traffic on wood house lane which is already very busy
- Proposal of two dwellings is far to big for plot
- Increase in noise and congestion on local area
- No access for construction traffic
- No services to current plot and will cause access issues
- Woodhouse lane is already very busy and road surface deteriorating
- Increase in traffic at junction of Ellis fold junction

ANALYSIS

Principle of Development

The application site is within the Defined Urban Area under the Rochdale Unitary Development Plan. Policy G/D/1 is therefore relevant to any applications on the site and in the supporting text to this policy it is established that new development should be located in the urban area, so as to support urban regeneration and to protect the countryside. The site is located approximately 250m north of the nearest bus stop on Woodhouse Lane which has buses operating hourly to Rochdale Interchange, and is approximately a 700m distance from Norden Local Centre (walking via Woodhouse Lane and Edenfield Road), which has convenience shopping and local facilities. The site is greenfield (not previously developed).

PfE Policy JPH-1 sets out the requirement for Rochdale to deliver 10,472 dwellings over the plan period to 2039, at an average of 616 dwellings per year, which increases during periodically with the delivery target at 568 dwellings over 2022-25. This supersedes the targets previously established within CS Policy C1. In light of the consultation on an updated National Planning Policy Framework and revised methodology for assessing housing need, it is anticipated that this figure may rise substantially in the coming months. The dwellings would make a small contribution to the supply of housing.

Accordingly, subject to an assessment of other development management requirements, the principle of development of the proposed residential dwellings is accepted and in accordance with Policies C1, C2 and C3 of the adopted Core Strategy and the National Planning Policy Framework.

Impact on heritage, character and visual appearance

Policies DM1 and P3 of the Council's adopted Core Strategy, require development proposals to demonstrate high quality design. Similarly the NPPF states that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The site is located less than 80m south of Woodhouse Farm, Foldyard, and Woodhouse Cottages, all Grade II listed. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for a development which affects a listed building or its setting, the local planning authority [...] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Core Strategy policy P2 states that the Council will conserve, promote and enhance key heritage assets and their wider settings, including listed buildings, conservation areas, registered parks and scheduled ancient monuments.

PfE Policy JP-P1 is consistent with the aims of the NPPF requiring new development to be well-designed in that it too seeks to ensure that new development is distinctive with a clear identity that respects and acknowledges the character and identity of the locality and is visually stimulating, creating interesting and imaginative environments.

Paragraph 201 of the National Planning Policy Framework states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

The proposed buildings would be two no. two storey detached dwellings, constructed in stone with a catslip style roof laid in slate, as well as both front and rear pitched roof style dormers. The dwellings would be identical in style with a handed design. The appearance of the dwellings would be unlike the properties on Nordale Park or Falcon Close, and would be read from the streetscene of Woodhouse Lane. Both would have private front driveways and private rear gardens. The site, currently a residential garden area, would require the removal of 14 trees of category B and U value, in order to facilitate the development, many of which have already been felled prior to determination.

The conservation officer has been consulted as part of the application. They provide comments which have some concerns regarding the uniformity of the buildings and how identical they will appear in the plot, which is not characteristic of rural properties. The consequence is a suburban appearance, rather than a unique, rural appearance characteristic of Woodhouse Lane, rather than of the adjacent cul-de-sacs. While the case officer does agree this would improve the appearance of the house from the road, there is a slight set back as existing, and it is not considered this concern would be unacceptable in design terms, nor would it result in an unacceptable impact upon the setting of the listed building. Subject to details of materials and landscaping, it is not considered the proposal would have an unacceptable impact on the setting of the listed buildings, nor an unacceptable impact on the design and character of the surrounding area. In addition to the physical design of the building to ensure the scheme is of a high quality, a landscaping condition to ensure details of high quality hard and soft landscaping including details of species and any boundary treatment, is attached to the decision notice. This will seek to further mitigate any harm caused as a result of losing the verdant private residential garden, as well as mitigate any harm to the streetscene of Woodhouse Lane and also to the setting of the nearby heritage assets.

Residential Amenity

Core Strategy policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenity of future residents and occupiers. Policy G9 requires that sensitive new developments such as housing are not adversely affected by existing sources of pollution, including noise, from certain types of industry. Paragraph 135 of the National Planning Policy Framework advises that planning decisions should result in places with a high standard of amenity for existing and future users.

The "Guidelines and Standards for Residential Development" SPD contains a number of guidance parameters for the design and layout of new housing in order to preserve the amenity standards for surrounding residents.

Section 4.1 of the Guidelines and Standards for Residential Development SPD states in relation to space standards:

- '(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).'*

The rear elevation of the western plot has a 13.8m distance from side elevation of 26 Falcon Close. Additionally, the rear elevation of the eastern plot has a 14.6m distance to the same side elevation. The side elevation of 26 Falcon Close has a secondary habitable room window into a bedroom. The blue edge as shown on the location plan, extends to include 26 Falcon Close. As such, in order to accommodate the dwellings, a condition is secured to ensure the first floor side elevation window is obscurely glazed and fixed shut prior to occupation of the proposed dwellinghouses. As such, it is considered (ii) of Section 4.1 is relevant. While the western dwelling would fall 0.2m below the required 14m distance between a principal window and directly facing two storey elevation which doesn't contain a habitable room window, it is not considered this would result in an unacceptable arrangement, nor result in an unacceptable impact on residential amenity.

The Council's Environmental Health Officer was consulted regarding impact of the proposal on noise on adjacent residential properties as well as the impact of noise on the occupiers of the properties. A condition was requested regarding a construction management plan to cover areas such as noise, vibration, mud and dust suppression. A condition is also recommended restricting site hours between 08:00-18:00 Monday - Friday 09:00-14:00 Saturdays and no work on Sundays or Bank Holidays. Officers have considered the requested conditions against the NPPF tests (paragraph 55). The site is cleared and as such, demolition is limited to the remaining rear boundary wall and it is not considered that the small scale construction of 2 dwellings necessitates a construction management plan to control matters such as dust and debris, or wheel washing. Controlling the hours of construction is rarely necessary as it is controlled by other legislation should it present as a statutory nuisance. Again, considering the small scale nature of the proposed development, it is not considered necessary to control the hours of construction.

Properties on Nordale Park

The properties would be 17.8m from the rear boundary of properties on Nordale Park, and approximately 24m away from the rear elevation of the dwellings on Nordale Park. In addition, it is noted the land level varies from Nordale Park and the application site, which means the gardens and properties on Nordale Park are increased in height compared to the application site. Rear boundary fences and landscaping in situ, further reduces the visibility of the rear of the property from the application site. As such, it is not considered the proposals would have any unacceptable impact on the properties on Nordale Park.

Properties on Falcon Close

The application site is located in the eastern side of the spacious rear garden of No 26 Falcon Close. As such, the rear of the proposed dwellings will be particularly visible from No 24 and 22 Falcon Close, and properties located further east along Falcon Close.

The application site is bounded to the east by a footpath which is designated public right of way (RocAFp1). This provides a buffer to the property at No 24 Falcon Close. There is an approximate 20m distance from the rear corner of the eastern dwelling to the rear elevation of No 24, and as such, this would fall 1m below the standard in Section 4.1 as above. Given the intervening right of way, as well as the landscaping condition which is secured, it is considered the proposal would be unlikely to result in any unacceptable impact on the privacy of No 24, or properties further east along Falcon Close.

It is acknowledged the presence of the new dwellings would replace where land was previously a flat residential garden devoid of buildings, and therefore the presence of the building alone would alter the views experienced by users of the right of way as well as the occupants of No 24 Falcon, and properties further east along Falcon Close. However it is not considered the proposal would result in an overbearing impact upon the users of the PROW, nor would this be unacceptable on the overall rear amenity areas of No 24 Falcon Close. A large rear garden is maintained by these properties.

Properties to the west – Shepherds Cottage

To the north west, the site is adjacent to Shepherds Cottage. It is noted the property will be near the 1 & 1/2 storey garage on the site, and similar to properties on the eastern side of Falcon Close, the presence of the properties will alter the views experienced from this angle. However, the siting of the garage will be on the backdrop of the properties, and subject to a landscaping condition, it is considered this will mitigate any unacceptable impact.

It is therefore considered that the proposed dwellings would be considered acceptable in relation to residential amenity and would not unduly harm the amenity of the adjacent residential properties.

Occupier Amenity

Places for Everyone Policy JP-H3 states the Nationally Described Space Standards are to be taken into considerations when referring to the size of new dwellings.

In this instance the properties are 4 bedrooms, with a minimum bedroom size of 11.6sqm. The size of the dwelling internally is 193sqm. As such, the proposal meets the standards for 4 bedrooms space standard for a 2 storey, 4 bed 8 bedspace dwelling. The rear garden area and front garden area in addition to this, would mean occupiers would benefit from an acceptable level of occupier amenity which is in compliance with Policy JP-H3 and the Nationally Described Space Standards.

All rooms have sufficient outlook and light, and it is not considered the occupiers would have any unacceptable level of amenity in the homes.

Ecology

Policy G6 of the Rochdale CS states we will expect development proposals to 'not sever, not impede the key functions of designated greenspace corridors or river valets, or detract from their natural, visual or recreational quality, but enhance their value and accessibility'. Additionally, saved policy G/8 further states the protections Greenspace Corridors must benefit from. The site is located 25m east of a Greenspace Corridor. None of the site is included within the greenspace corridor and the proposal would not encroach upon one. This therefore satisfies policy G6 of the Rochdale CS and G/8 of the Saved UDP.

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. Tree loss should be avoided but where it is not possible to do so, it should be compensated for at a ratio of 2:1. 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-G9 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 180d and 185 b) to achieve demonstrable net gain for biodiversity.

When determining planning applications paragraph 186 of the NPPF sets out that if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Opportunities to improve biodiversity in and around developments should also be integrated as part of their design, especially where this can secure measurable.

The application site is not allocated for nature conservation under local planning policy and nor is the site subject to any statutory or non-statutory nature conservation designations. However, the development site previously contained 14 trees, some of which have already been felled. .

The application is accompanied by a Biodiversity Net Gain Metric, Preliminary Ecological Assessment and Arboricultural Impact Assessment (AIA). The Greater Manchester Ecology Unit were consulted as part of the application and raised no objection to the proposals on arboriculture or ecology grounds.

The submitted AIA states the proposal will result in the loss of 14 trees; including 11 of moderate quality (Category B), and 3 which are unfeasible for retention (Category U). No details of compensatory replanting at a ratio of 2:1 as required by Core Strategy Policy G6 is provided. Additionally, no landscaping scheme including details of proposed species and planting has been submitted up front. In order to mitigate this harm and ensure the proposal is in compliance with the aforementioned policies, a condition is secured to the decision notice ensuring the retention of the trees as detailed within the plan included within the AIA, and limiting any further tree removal. As such a detailed landscaping condition is secured to the decision notice.

The submitted BNG assessment includes details of trees lost and their replacement is sought as part of the 10% net gain in biodiversity. The Ecologist notes these cannot be achieved on site due to constraints of the layout, in addition to the trading rules which restrict securing BNG on vegetated gardens. As such, off site compensation is required. The Ecologist confirms however due to the small amount of units required off site, they are confident these can be achieved.

Accordingly, subject to condition, the scheme is considered to be acceptable in accordance with Core Strategy Policy G6, PfE Policy JP-G9 and the NPPF.

Highways

Policy T2 of the adopted Core Strategy is regarding improved accessibility and parking and requires that developments provide parking in compliance with the Council's Car Parking Standards (CS Appendix C5). Policy JP-C8 of PfE states 'we will require new development to be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments'.

Part 3.13 of the Rochdale Design SPD stipulates that car parking areas should be designed in such a way to prevent parked cars from dominating the street scene and to prevent cars from overhanging the public highway.

Part 'e' of Policy DM1 states that satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements considering of the proposed use and location should also be required.

The Council's Highways officer was consulted on the application. Concerns were raised regarding the proposed vehicle access as the visibility at this point of the application site, on a narrow, bendy single lane road, is poor. As such, a condition is secured to provide a visibility splay. Further correspondence with the Highways officer confirmed the visibility splay can be secured as a pre-commencement condition.

Parking on the development shows 2 off street parking spaces for both properties. Servicing would be akin to other properties along Woodhouse Lane. No concerns are raised regarding either of these aspects of the proposal.

Highways Officers also requested a dilapidation survey to be secured via condition. Paragraph 56 of the NPPF states 'Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development permitted, enforceable, precise and reasonable in all other respects'. Having reviewed the requested condition for a dilapidation survey, it is considered the proposed condition is reasonable, given Woodhouse Lane is a single track road, not served directly by many other properties, and as such, the requirement of a dilapidation survey is reasonable to be secured via planning condition in order to prevent any damage caused to the highway by the development.

As such, subject to conditions regarding parking to be available prior to occupation of the properties, and a pre-commencement condition securing a visibility splay, Officers consider that the proposed parking would have an acceptable impact on the highway network in line with Policy T2 of the Core Strategy, JP-C8 of PfE and the NPPF.

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. As part of the application the applicant has submitted a Contamination Checklist.

The Council's Environmental Protection Officer was consulted on the application and proposed a pre-commencement condition relating to a Site Investigation and Risk Assessment. While the site is a residential garden, the site is also within 250m of a known landfill, and therefore a Preliminary Risk Assessment is necessary. A separate condition is attached to ensure a validation study is also provided and a satisfactory quality of land is provided to ensure the land properties are safe for future end users. Subject to this the requirements of the Core Strategy and NPPF are considered to have been met.

Drainage

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. Policy JP-S4 of PfE states 'an integrated catchment-based approach will be taken to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk, by: 2) Working with natural processes and adopting a natural flood management approach to slow the speed of water drainage and intercept water pollutants'.

The application site is within Flood Zone 1 and is not within a Critical Drainage Area. The applicant has provided a drainage strategy. The Council's Drainage & Flooding Officer was consulted and objected to the proposed drainage strategy on the grounds that not the most sustainable options have been explored or considered, and SUDs need to be further assessed. United Utilities requested the submission of a detailed drainage plan, prior to determination, owing to the full nature of the application.

The submitted drainage strategy, is therefore unacceptable and consequently it is necessary to require the submission of a drainage details via a pre-commencement planning condition, subject to which, the proposed development would comply with Policy G8 of the adopted Rochdale Core Strategy and Policy JP-S4 of PfE.

Neighbour representations

It is noted one representation raises concerns about the precedent of building within gardens along Falcon Close. It is noted if this was to be the case, the developer would be required to apply for planning permission, and consideration would be given to the proposals at the time of submission. Each case is considered on its merits. In this case, due to the unique 'L' shape of 26 Falcon Close plot, an unusually large garden area is included, of which many other properties along Falcon Close do not benefit from.

It is not considered the proposed siting of the bin storage would be unacceptable, nor cause any unacceptable noise or odour impact on adjacent dwellings. In the instance these concerns occur, the affected residents should report these to the Council's Environmental Health team.

The windows located on the western elevation closest to Shepherds Cottage are at ground floor and will therefore be screened by existing boundary treatment. As such, obscure glazing is not necessary to be secured via planning condition in order to mitigate any privacy impact.

RECOMMENDATION

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, files and documents:-

Location Plan – Dwg No 24NP504/01/001

Proposed Site Plan – Dwg No 24 NP504/01/003 Rev A
Proposed Landscaping Plan – Dwg No 24NP504/01/008 Rev A
Proposed Floor and Roof Plans East House – Dwg No 24NP504/01/005 Rev B
Proposed Elevations – East House - Dwg No 24NP504/01/004 Rev B
Proposed Elevations – West House – Dwg No 24NP504/01/006 - Rev B
Proposed Floor and roof plans west house – Dwg No 24NP504/01/007 - Rev B
Arboricultural Impact Assessment, prepared by E3P dated June 24, and all accompanying appended plans

and the development shall be carried out in complete accordance with these drawings 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. Prior to the commencement of development (except demolition of the garage hereby approved), 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: The submitted drainage scheme is not acceptable. As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

4. Notwithstanding any information submitted with the application, no development (except demolition of the garage hereby approved), shall take place until an investigation 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 comprise:

- ii) where potential risks are identified by the Preliminary Risk Assessment, a site investigation survey of the extent, scale and nature of contamination and;
- 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,
 - archeological 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 thereafter be carried out in full accordance with the duly approved remediation strategy.

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.

- 5. No above ground works shall take place until a scheme to provide a visibility splay of 24 metres by 2.5 metres to each side of the access serving the development where it meets Woodhouse Lane, has been submitted to and approved in writing by the Local Planning Authority. The area of land between the visibility splay line and the highway boundary shall be kept clear of all obstructions in excess of 0.6 metre in height at all times thereafter. The approved scheme shall be implemented in accordance with the approved details before first occupation of any dwelling.

Reason: In the interest of highway safety, in accordance with the requirements of Core Strategy Policy T2 and the NPPF.

- 6. No above ground construction works shall take place until samples on site and 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. The development shall be carried out in accordance with the approved details. These materials shall include red brick and / or natural stone to the elevations and natural slate to the roof.

Reason: In the interests of amenity and in compliance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 7. Notwithstanding the development hereby approved, no above ground construction works shall take place until 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 P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

8. Notwithstanding the details shown on the approved plans, no above ground construction shall take place until full details of both hard and soft landscaping works, including compensatory tree planting at a ratio of 2:1 have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out before any dwelling is occupied.

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 10 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

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

9. All trees to be retained, which is limited to those shown on 'Tree Impacts & Protection Plan' included in Appendix III of the approved Arboricultural Impact Assessment dated June 24 prepared by E3P, shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard.

Reason: To safeguard the trees to be retained and in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

10. Pursuant to condition 4, and prior to first occupation of any dwelling, a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be 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 and the National Planning Policy Framework.

11. Before the development hereby permitted is occupied, full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved

details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to occupation of the final dwelling.

Reason: In the interests of visual and residential amenity and in accordance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 12 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan (see BNG section below) and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,
- (f) has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure that the requirements of The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 are fulfilled and in order to ensure the delivery of a net gain in biodiversity in accordance with the requirements of 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.

- 13 Notice in writing shall be given to the Council when the:
- (a) HMMP has been implemented; and
 - (b) Habitat creation and biodiversity enhancement works set out in the HMMP have been completed.

Reason: To ensure that the requirements of The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 are fulfilled and in order to ensure the delivery of a net gain in biodiversity in accordance with the requirements of 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.