

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00339/FUL	Rosalind Gralton	29 June 2023

Address: Warren Court Harefield Drive Heywood OL10 1RN

Proposal: Erection of new dwelling, and detached double garage, underground storage and associated landscaping, following demolition of existing dwelling and garage (Part Retrospective) - Resubmission of 22/00635/FUL

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

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)?	N

RECOMMENDATION	Grant with conditions
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CHECKED AND SIGNED OFF BY: RG

DATE: 8 September 2023

SITE AND SURROUNDINGS

The site relates to Warren Court, a residential property located at the end of the private un-adopted road of Harefield Drive. The plot consists of a detached garage, hardstanding and a garden with trees. A pig pen is located to the east of the site.

Historic aerial imagery shows a dwellinghouse was located on the site previously, and has since been demolished.

The site is located within the Defined Urban Area and is adjacent to the Green Belt. The site is adjacent to Harefield Hall; a non-designated heritage asset. There are five TPO's on the site.

The elements of this application which are retrospective relate to the subterranean storage with step access and the detached garage.

PROPOSAL

Planning permission is sought for the erection of a new dwellinghouse, and detached double garage following the demolition of the existing dwelling and detached single garage.

Permission was granted previously in 2015 (reference 15/00716/FUL) for a replacement dwellinghouse. This was built out only insofar as the detached garage, without any pre commencement conditions discharged. Therefore, the proposed garage included in this application is considered retrospective.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO2 – To create successful and healthy communities

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

C3- Delivering the right type of housing

SO3- To improve design, image and quality of place

P2- Protecting and enhancing character, landscape and heritage

P3- Improving design of new development

SO5- To improve accessibility and deliver sustainable transport

T2- Improving accessibility

DM1- General development requirements

Unitary Development Plan (UDP):

G/D/1 – Defined Urban Area

G/D/2 – Green Belt

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

22/00635/FUL - Erection of new dwelling, and detached double garage and associated landscaping - part retrospective – Application returned

15/00716/FUL - Demolition of existing dwelling and detached single garage and erection of new replacement dwelling and detached double garage – Approved subject to conditions 09.12.2015

CONSULTATION RESPONSES

Lead Local Flood Authority/Drainage

The Council's Drainage Officer was consulted on the application and their response is as follows:

'The Solid Void plans indicates that soakaways will be provided for the roof drainage and that foul drainage will be sent via private connection to public combined sewer on Chadwick Lane. No details as to whether a gravity sewer will work for this private connection. No details of the paved area are provided. No details of soakaways, nor infiltration testing to size such units. These details can be provided at the detailed design stage and during the discharge of condition stage. Recommended condition provided.'

United Utilities

UU comments provided as an informative.

Environmental Control (Landfill Gas)

The Council's Environmental Protection Officer was consulted and comments are provided as below:

'The report and recommendations are acceptable, considering a watching brief and testing of imported material is recommended the following condition are appropriate:

The soil or soil forming materials brought to site for use in (garden areas, soft landscaping and level raising) shall be tested for contamination and suitability for use on site as outlined in the submitted report. The approved contamination testing shall then be carried out and validatory evidence (including soil descriptions, laboratory certificates, photographs) submitted to and approved in writing by the Local Planning Authority prior to the development being brought into first use or occupation.

A watching brief for contamination shall be maintained when carrying out the approved development. If during any works on site contamination is suspected or found or contamination is caused, the Local Planning Authority shall be notified immediately. A suitable investigation and/or risk assessment and/or any remedial action shall be carried out in accordance to an agreed process and within agreed timescales to the approval of 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.

A Remediation Verification Report detailing the design and installation of the remedial measures shall be submitted and subject to the approval in writing of the Local Planning Authority prior to the development being brought into occupation or first use.'

Gtr Manchester Ecology Unit

The Greater Manchester Ecology Unit were consulted on the application and their response is provided below:

Summary

The developer's ecological consultant identified no significant ecological issues. Issues relating to bats, nesting birds and biodiversity enhancement measures can be resolved via condition and or informative.

Protected Species

No evidence of any protected species was found and none suspected as being present on or within the zone of influence of the site. This is in-line with my previous assessment. No further information or measures are required.

Nesting Birds

The ecological report states that no further loss of trees or shrubs is proposed. I therefore recommend an informative along the following lines.

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).'

Contributing to and Enhancing the Natural Environment

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development will result in the loss of some low ecological value grassland with native bulb planting proposed by the ecological consultant as mitigation. They also recommend provision of bird and bat boxes. I am satisfied that mitigation can be achieved on the site. The details can be conditioned.

Highways And Engineering

The Council's Highways Engineers were consulted and their comments are provided as below:

'The proposals within the application would not appear to have any impact on the adopted highway network.

Highways raise no objection to this application and request no specific planning conditions.'

Tree Officer

The Council consulted the GM Tree Officer whose comments are provided below:

*'I would consider that it would be possible to agree to this development without causing losses to trees protected by the TPO, **providing** that the Tree Protection Plan supplied to inform the development is implemented in full.*

New tree planting is proposed, which is welcome.

I note that trees T16 and T18 (Beech trees within the TPO) have been assessed in the Arboriculture Survey as being in a very poor condition and removal is recommended, but the removal of these trees does not seem to be a part of the current application. Therefore, if it is proposed to remove these trees a separate application may be needed.'

Conservation And Design

The Council's Conservation Officer was consulted on the application. Their comments are provided below:

'This application is similar to the recently withdrawn application 22/00635/FUL. There are minor changes to the footprint, the windows and the extent of the patio area. These changes do not alter the previous comments, set out below:

Planning permission granted in 2015 for the demolition and rebuilding of the original dwelling (15/00716/FUL refers). These works commenced without discharging pre-commencement conditions. This application seeks planning permission for an identical scheme. The original dwelling has now been cleared from the site.

The site lies immediately to the east of Harefield Hall Farm. This group of buildings, which is set around a courtyard, dates from the late 18th century and was constructed as stabling, coach housing and stable boy accommodation. They formed ancillary buildings to the now demolished Harefield Hall. The site was converted and redeveloped into residential accommodation following the grant of planning permission in 2014 (13/00247/FUL refers). While altered the site has been identified as a non-designated heritage asset for its architectural and historic interest, including its links to Harefield Hall.

The impact of the development on this non-designated heritage asset is a material planning consideration. A balanced judgement should be had, having regard to the scale of any harm or loss and the significance of the asset (NPPF paragraph 203).

The proposed development is for a new dwelling on the land to the east of Harefield Hall Farm. There was formerly a bungalow on the site. This was demolished as noted above, following the grant of planning permission in 2015. Similar to this previous scheme, the proposal is for a predominately single storey dwelling with two storey elements. It is noted that no heritage concerns were raised during the lifetime of this application.

The site is relatively well-screened and separate from the farm complex to the west, which has a somewhat insular appearance owing to its courtyard arrangement. Subject to conditions, requiring landscaping and boundary treatments, it is considered that the proposal would have a neutral impact on the significance of the non-designated heritage asset. No objections.'

Env Health - Noise/Odours

No comments received to date

Environment Agency

No comments received to date

REPRESENTATIONS

The application was publicised by way of site notice and neighbour notification. No responses were received.

ANALYSIS

Principle of Development

The proposed 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.

The site was previously occupied by a dwellinghouse, which has since been demolished. A two storey garage has been built retrospectively, following planning permission 15/00716/FUL for a replacement dwellinghouse and detached double garage. Given the length of time the dwellinghouse has been demolished and that the previous planning permission has lapsed, it is not considered that the current application is a replacement dwellinghouse, and as such the impact of a new dwellinghouse must be assessed. While the site is technically previously developed land, the land has clearly been restored to greenfield, and therefore the impact of this must be assessed. The site however is located within the defined urban area, and therefore, Policy C1 states the Council will *'consider the sustainable development of greenfield sites within the urban area where it is demonstrated that: a. the development would have limited adverse impact on green infrastructure or amenity value in and around the site; and b. green infrastructure is, wherever possible, incorporated into the scheme'*.

Given the proposed landscaping on the site, and the site does not seek to remove any additional trees or shrubs, it is not considered the proposal would result in an adverse impact of amenity value surrounding the site. On the above basis, the principle of the development would be acceptable in accordance with Rochdale Core Strategy Policy C1, Saved UDP Policy G/D/1 and the NPPF.

Heritage

Paragraph 197 of the NPPF states that *"In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness"*.

Policy P2 of the Rochdale CS states *'the borough's heritage will be protected by conserving, enhancing and promoting key heritage assets, both statutory and non-statutory. Key heritage assets include the borough's listed buildings and Conservation Areas.'*

Paragraph 203 of the NPPF states *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'*

The Council's Conservation Officer was consulted on the application. Any harm should be considered against the adjacent Harefield Hall Farm, a non-designated heritage asset. The site of this application, Warren Court, is well screened and separate from the farm to the west, owing to its courtyard arrangement. Subject to the recommended condition secured to the decision notice, recommending landscaping and boundary treatment details, the proposal would have a neutral impact on the significance of the adjacent non-designated heritage asset, and no objections are raised.

Character and Appearance

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities

Paragraphs 126 and 130 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The revisions to the NPPF in July 2021 are clear that development that is not well designed should be refused, and conversely, significant weight should be given to development which reflects local design policies and government guidance on design. In support of this, the Government have produced a suite of guidance documents including Building for a Healthy Life, the National Model Design Code and the National Design Guide which form a material consideration in the assessment of the design of development proposals, and aid Local Authorities and developers alike in understanding what 'good' and 'bad' design looks like.

The National Design Guide references the scale, appearance materiality and detailing of buildings as key components for well-designed places, and states that well-designed places are based on a sound understanding of the features of the site and the surrounding context. The Building for a Healthy Life guidance document states that building forms and materials should be used to reflect local character.

In terms of the design, the proposed dwelling would have a modern and contemporary appearance which would contribute positive to the surrounding area. In the immediate vicinity the neighbouring houses on Harefield Drive are semi-detached or detached homes with reasonable sized residential curtilages and the proposed detached dwelling would reflect the surrounding character of this urban-rural edge location.

The dwelling would consist of a two storey central section, consisting of a large glazed frontage, flanked either side by single storey wings. The dwelling would be constructed using a variety of styles and materials including natural coursed stone and slates, aluminium, rainscreen cladding and white render. The windows would be aluminium and match the existing garage. The styles and materials contrast to create a unique and modern design while also retailing a significant portion of natural stone, relating to the context of the immediate surroundings. With regard to prominence, as mentioned above, the central section of the building is two storey, however either side of the dwelling is single storey only. As a result, whilst the property has a material larger footprint than the previous bungalow on the site, and would be introducing new development on greenfield land, it is not overly dominant in terms of its height and massing and respects the setting of the adjacent property at Harefield Hall, the large detached property to the east. In any case, the site is not highly visible being located at the end of Harefield Drive and is surrounded by mature vegetation or high walls on all boundaries. Beyond the vegetated boundaries to the south and east is an open field, however the trees along this boundary are protected meaning that the dwelling would be well screened. Notwithstanding this, the scale and attractive design of the dwelling would ensure that the proposal would not detract from the visual quality of the area.

In summary, it is considered that the proposed dwelling, by virtue of its size, scale, height, siting, layout, massing, roof profile, materials and design, would be

compatible with the character of surrounding area, and would respect the density and pattern of development in this suburban area. The scheme would have no detrimental impact on the appearance of the street scene or surrounding area in general and is therefore in accordance with the requirements of CS Policies P2 and P3, and advice contained within the NPPF.

Amenity

Paragraph 130 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments *"should be carefully designed to protect the amenity of the occupants of adjoining properties."*

Section 4.1 of the Guidelines and Standards for Residential Development SPD sets out minimum distance standards which all new residential developments should adhere to in order to ensure a satisfactory standard of amenity for surrounding, existing and future occupiers.

A minimum separation distance of 21 metres should be retained between principal elevations of opposing dwellings and a distance of 14 metres between principal and secondary elevations. Where these separation distances cannot be achieved, proposals should be "compatible with the density and character of surrounding development".

It is acknowledged the permission at Harefield Hall farm is extant, however as previously assessed within application reference 15/00716/FUL, it is not considered the proposal would have an unacceptable impact on neighbouring amenity or occupier amenity.

To the north west are the more recently built dwellings on Harefield Drive over 40m away, and to the north east is Harefield Hall which is over 70m away. The proposed dwelling would be sited a significant distance away from any neighbouring properties and complies with the Council's recommended separation distances set out in the SPD for residential development. As such, the proposed replacement dwelling would not have any undue impact upon nearby properties through overshadowing, overlooking, loss of daylight or outlook, and neighbouring dwellings would not have any undue impact upon the potential residents of the proposed dwelling.

The development would be compatible with surrounding uses, both in terms of its impact upon those uses and the impact of surrounding uses upon the amenity of future occupiers, and is therefore in accordance with the requirements of CS Policies DM1 and P3, and SPD "Guidelines and Standards for Residential Development" and the National Planning Policy Framework.

Highways and refuse collection

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 111 of the National Planning Policy Framework states that

development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 112 (d) of the NPPF states that application for development should allow for the efficient delivery of goods, and access by service and emergency vehicles. The *Guidelines and Standards for Residential Development* SPD states that bin storage areas that require excessive movements from the storage area to the street should be avoided and any bin storage areas and access arrangements, including access routes for collection vehicles, should be provided in accordance with all relevant legislation and guidance, such as any relevant local planning documents, Building Regulations and Highways requirements.

The dwelling would be accessed via the existing access point leading from Harefield Drive, which currently serves the previous dwelling on this site. As mentioned earlier in the report a previous application for two dwellings was refused on highway grounds, however what is proposed by this application would result in no additional houses in comparison to what has existed on site.

The proposed dwelling would be provided with a detached garage and sufficient hardsurfacing would be provided for the safe parking of a number of vehicles off-street. The application includes an extension to the existing hardsurfacing on the site, to create a paved section within the garden.

The dwelling would have no material impact on access compared with the existing dwelling and adequate areas for vehicle parking, access and manoeuvring would be provided. The proposal is considered to accord with the requirements of Policies DM1 and T2 of the adopted Core Strategy and the National Planning Policy Framework.

Drainage and Flood Risk

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

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

Whilst the Council's Drainage Engineer was consulted, the proposals seek to retain much of the existing driveway arrangement in addition to rear garden. A pathway not currently constructed is shown from the retrospective pedestrian gate adjacent to the existing garage, the main entrance of the property. Notwithstanding, the proposed dwelling would still benefit from permitted development rights pursuant to the construction of permeable hard surfaces. As such the requirements of Policy G8 of the Core Strategy and the requirements of the National Planning Policy Framework would have been met.

Arboricultural and Ecological Impacts

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

The site includes five trees covered by Tree Protection Orders. The consultation response from the Greater Manchester Tree Officer stated the site shows evidence of felling in line with the previous permission (15/00716/FUL); with new tree planting proposed. The Officer's concur with the GM Tree Officer's views, and consider the submitted tree protection plan and replacement tree planting scheme acceptable providing their implementation in full. A condition is secured ensuring compliance with this scheme. The Council's Ecological team was also consulted on the application. No issues regarding protected species were identified. An informative is attached to the decision relating to nesting birds. It is noted, *'The development will result in the loss of some low ecological value grassland with native bulb planting proposed by the ecological consultant as mitigation'* and therefore mitigation can be achieved on site, along with the provision of bird and bat boxes. A biodiversity condition is secured as such.

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:-

Existing Site and Location Plan - WCH-SVA-ZZ-ZZ-DR-A-2000
Proposed Site Plan - WCH-SVA-ZZ-ZZ-DR-A-2001 Rev A
Proposed Drainage Plan - WCH-SVA-ZZ-ZZ-DR-A-2002
Proposed Plans - WCH-SVA-ZZ-ZZ-DR-A-2005 Rev A
Proposed Elevations - WCH-SVA-ZZ-ZZ-DR-A-2010
Underground Storage Plans and Sections - 2040/PN09

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. Within 3 months of commencement of construction, the Applicant shall submit details to be reviewed, and agreed in writing by the Local Planning Authority:-
 - (i) Details of the private connection to public sewer for foul sewage.
 - (ii) Details of any soakaways associated with the new development.

- (iii) Details of any hardstanding (paving) associated with the new development.

The approved scheme 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/ use of the proposed development, the drainage scheme 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.

4. The development hereby approved shall be constructed in accordance with the materials schedule numbered '2040 PN07 A' received by the Council 05/09/2023.

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

5. No development shall take place until the trees that are to be retained within the site has been enclosed with temporary protective fencing and temporary ground protection has been fully installed in full accordance with BS:5837:2012 'Trees in relation to design, demolition and construction', and the 'Tree Constraints Plan Drawing No CCL09318C/TCP Rev 1, Impact Assessment Plan CCL09318C/IAP Rev 1, Tree Protection Plan CCL 09318C/TPP Rev 1, Proposed Layout Plan CCL09318C/PLP, Proposed Planting Plan CCL 09318C/PPP', submitted 04/04/2023. The necessary protection measures shall be retained during the period of construction and throughout the installation of the temporary development hereby approved and no work, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

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

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

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

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

7. No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat (including provision of 'Hedgehog Highways') has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8. The soil or soil forming materials brought to site for use in (garden areas, soft landscaping and level raising) shall be tested for contamination and suitability for use on site as outlined in the submitted report. The approved contamination testing shall then be carried out and validatory evidence (including soil descriptions, laboratory certificates, photographs) submitted to and approved in writing by the Local Planning Authority prior to the development being brought into first use or occupation.

A watching brief for contamination shall be maintained when carrying out the approved development. If during any works on site contamination is suspected or found or contamination is caused, the Local Planning Authority shall be notified immediately. A suitable investigation and/or risk assessment and/or any remedial action shall be carried out in accordance to an agreed process and within agreed timescales to the approval of 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.

A Remediation Verification Report detailing the design and installation of the remedial measures shall be submitted and subject to the approval in writing of the Local Planning Authority prior to the development being brought into occupation or first use.

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.

9. Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details including elevations of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have

been erected in accordance with the approved details. The structures shall thereafter be retained.

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

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Notes for Applicant:

1. United Utilities wish to make the following comments regarding the proposal detailed above.

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. Please see 'Contacts' section below. Water pipelines United Utilities will not allow building over or in close proximity to a water main. Wastewater pipelines United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances. Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details)

Important information regarding water and wastewater pipelines and apparatus

It is the applicant's responsibility to investigate and demonstrate the exact relationship between United Utilities' assets and the proposed development. A number of providers offer a paid for mapping service, including United Utilities (see 'Contacts' section below). The position of the underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See 'Contacts' Section below. United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme. Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles. Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', a copy of which is available on our website. The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently operational. It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

DRAINAGE

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.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

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.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout. The applicant should not presume that the principles outlined within a drainage strategy will meet the detailed requirements for a successful adoption application.

We strongly recommend that no construction commences until the detailed drainage design, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

WATER AND WASTEWATER SERVICES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See 'Contacts' Section below. If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for. In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

To promote sustainable development United Utilities offers a reduction in infrastructure charges for applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). For further information, we strongly recommend the applicant visits our website when considering any water or wastewater design <https://www.unitedutilities.com/buildersdevelopers/your-development/planning/building-sustainable-homes/> Business customers can find additional information on our sustainable drainage incentive scheme at <https://www.unitedutilities.com/Business-services/retailers/incentive-schemes/>

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Please see 'Contacts' Section below.

CONTACTS

Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the 'Live Chat' function, please visit: <http://www.unitedutilities.com/builders-developers.aspx>

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows: Water mains and water supply, including metering - DeveloperServicesWater@uuplc.co.uk
Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk

Telephone - 0345 072 6067 Property Searches (for asset maps): A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/> Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101.

Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

2. All bats and their roosts are protected under the Wildlife and Countryside Act 1981; the Countryside and Rights of Way Act 2000; the Natural Environment and Rural Communities Act 2006; and by the Conservation of Habitats and Species Regulations (2010). Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is via the Bat Conservation Trust on 0345 1300 228.
3. 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).'