

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00400/FUL	Majid Mir	4 October 2023

Address: Lower Starring Farm, Starring Road, Littleborough, Rochdale OL15 8HN

Proposal: Change of use and conversion of existing attached barn to dwelling to form additional living accommodation including alterations to fenestration on front, side and rear elevations

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?	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: 13 October 2023

SITE

The application relates to Lower Starring Farm, a two storey property located in Littleborough. A part of the building is identified as a barn with the other half of the building used as a residential property. Lower Starring Farm is located at the end of Starring Road. A pedestrian path is located along the western boundary of the building which connects Starring Farm and cul-de-sac of Brookfield Drive. Further west of the pedestrian path is greenfield land located within the green belt.

Lower Starring Farm is enclosed by Cuckoo Hill House to the south and west. To the north Lower Starring Farm adjoins the rear of no. 37 Brookfield Drive.

Lower Starring Farm is identified as a non-designated heritage asset.

PROPOSAL

The application seeks to convert and change the use of the barn to a residential dwelling. The proposed dwelling would extend the existing dwelling. The application also seeks to alter the fenestration to the front, side and rear elevations.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO2 Creating successful and healthy communities

- C1 Delivering the right amount of housing in the right places
- C3 Delivering the right type of housing
- C6 Improving health and well being

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

- 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

SO5 Improving accessibility and delivering sustainable transport

- T2 Improving accessibility
- DM1 General development requirements
- SD1 Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

EM/7 Development and Flood Risk
EM/8 Protection of Surface and Ground Water

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

81/D12955 Change Of Use Of Part Of Barn Into Living Accommodation In
Connection With Adjoining Dwellinghouse.
Decision: Approved.

CONSULTATION RESPONSES

Rights Of Way Officer

I have considered the associated documents to planning application number 23/00400/FUL and the proposal should not affect the right of way/footpath LitFp85 running over Starring Road if it is contained within the curtilage of the property Lower Starring Farm.

I should be pleased if the following could be considered in your planning approval:

1. I understand that access is required to/from the property over Starring Road for the delivery of materials and possibly plant vehicles, the route must not be obstructed at any time prior, during or following completion of the works, any damage to Starring Road should be repaired immediately, the Council would not be accountable for any claims of injury along the footpath if the surface is damaged by this development.
2. Should Heavy vehicles be utilising Starring Road, to ensure public safety, a consideration of traffic management may be necessary.
3. Any flow of water from the property should not be drained onto the right of way running over Starring Road, Section 163 Highways Act 1980 can be applied if the water from the property is not collected and directed away from the right of way.
4. Any path furniture if damaged should be repaired immediately.

Environmental Control (Landfill Gas)

The supplied report is acceptable, no further conditions.

Lead Local Flood Authority/Drainage

The foul drainage system shown on the 'Existing Drainage Plan' connects to public sewer, which runs in a neighbouring garden. As such this is acceptable.

The roof drainage at the 'rear' (west side) should drain to the ditch and should be connected by a pipe that is hand-dug under the footpath. I have mentioned this before, to avoid water draining directly from the roof onto the public footpath but the connection has yet to be done. Fig 1 explains the requirements. The existing downpipe should discharge to a small inspection chamber connected to a 100mm dia. outfall pipe to be dug under the footpath and connected to the drainage ditch. The inspection chamber allows for rodding in case of blockage.

SUGGESTED DRAINAGE CONDITIONS

Prior to use of the proposed development, the approved scheme shall be constructed in accordance with the planning drawings submitted:-

- Proposed Drainage Layout drg FS 4850/C?3001/P1 by Sir Frederick Snow & Partners Ltd.
- Existing Drainage Plan drg FS 4850 / C / 3000/P1 by Sir Frederick Snow & Partners Ltd.

The drainage shall be constructed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Reason: To secure proper drainage and prevent nuisance flooding of the public footpath.

Highways And Engineering

The main highway issue arising from this application is parking provision.

The submitted planning application indicates that 4 car parking spaces will be provided as part of the application proposals, however none of the submitted plans show where these spaces will be located so we cannot assess if they are viable. At this stage we cannot support the proposed development without parking provision, and any proposed spaces must be included within the site edged red.

The existing properties on Starring Road appear to have existing servicing arrangements so we would raise no concerns on this issue.

We would not expect any detrimental impact on road safety or highway capacity as a result of the development

Highways would need further information prior to it supporting this application.

After amendments

The parking provision and layout would seem to be appropriate for the proposed development.

Conservation And Design

Summary: With amendment it is likely that I can support the application.

Significance Assessment: Lower Starring Farm is clearly marked on the first edition OS map, dating from 1851, although at this time, it was known as Starring. As a laithe barn, with the farmhouse and barn connected in a linear fashion, it is typical of the Pennines region, and other examples are found mostly across the northern and eastern parts of the borough. Due to its age and vernacular architecture, it meets the criteria for assessment as a non-designated heritage asset.

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

The applicant has submitted a heritage statement. However, this is very basic, and it does not appear that the requirements of NPPF paragraph 194 have been met.

Part of the barn has already been converted to residential use. This application seeks to convert the remainder of the barn into residential use. While there would inevitably be some domestication as a result of the works, it is also acknowledged that the barn is not in any active use. Without a use, there is the risk that its condition could deteriorate further. It is also noted that the building sits within a

residential curtilage and is surrounded by houses, reducing its visual links to the historic agrarian landscape. Subject to appropriate design, materials and detailing (dealt with below), there is no objection in principle to the conversion of the remainder of the barn to a residential use.

The application is supported by a structural report. This found evidence of movement, and made further recommendations. These should be implemented. A condition should also be imposed requiring a schedule of repairs to be submitted prior to commencement.

The proposal includes a number of new openings to facilitate the residential use. The positioning and size of these remain a concern. The proposed false door with window above is of particular concern. Historically there does not appear to have been an arched door in this location. The introduction of this feature would appear disingenuous, as would the introduction of a circular owl hole window.

The arched window feature should be omitted and the windows kept to a minimum. Where possible existing or bricked up openings should be used. All new windows should be either timber or aluminium. Details of windows should be required by condition.

Historic England have further guidance on barn conversions and the applicant should refer to this document: historicengland.org.uk/images-books/publications/adapting-traditional-farm-buildings/heag158-adapting-traditional-farm-buildings/.

Env Health - Noise/Odours

No comments received to date.

Gtr Manchester Ecology Unit

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.

Bats

A valid bat assessment has been provided. This found no evidence of bats and assessed the building as having moderate bat roosting potential, as a number of the roof tiles were lifted enough for crevice dwelling species. However, no works to the roof are proposed and the consultant has concluded that works can therefore proceed under reasonable avoidance measure as the only risk would be disturbance during the internal conversion works. Having reviewed the proposed work and photographs, I would agree that reasonable avoidance measure would suffice. I therefore recommend a condition along the following lines is applied to any permission.

Prior to any construction works a bat avoidance method statement will be provided to and agreed in writing by the LPA

Nesting Birds

Historic evidence of birds utilising the building was recorded, one nest (likely swallow) and one owl pellet indicating roosting occurred in the barn at least once but very unlikely to indicate nesting. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. I recommend a condition along the following lines be applied to any permission.

No construction works shall commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

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. No loss of vegetation appears to be proposed, there is however potential negative impacts to bats and nesting birds. I am however satisfied that mitigation and enhancement can be achieved through provision of bird and bat boxes. The details can be conditioned.

REPRESENTATIONS

Letters of notification were sent to neighbouring properties, site notices were placed in the vicinity of the site and a press notice was released. Two objections were received from a single address. Response has been summarised below:

- ☐ Windows would be located close to the boundary with neighbouring property
- ☐ Overlook neighbouring property
- ☐ Loss of privacy

Officer comment: Discussed in the amenity section of the report.

- ☐ Window added prior to planning permission granted.

Officer comment: It should be noted that permitted development rights have not been removed so previous works may have been carried out where they meet the criteria of permitted development.

- ☐ Visual appearance from poor workmanship

Officer comment: Discussed in the heritage and design section of the report. If required, conditions can be added.

- ☐ Impact on Bats and birds. Bricking up of opening stopped a Barn Owl returning to its home.

Officer comment: Discussed in the ecology section of the report.

- ☐ Change of use to residential dwelling will create additional noise and nuisance.

Officer comment: Discussed in the amenity section of the report.

- ☐ Drainage – flooding of path and neighbouring properties.

Officer comment: Discussed in the drainage section of the report.

- ☐ Concerns development may lead to closure of public right of way.

Officer comment: Discussed in the public right of way section of the report.

ANALYSIS

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

Core Strategy Policy C1 sets out that the Council will seek to maximise the potential of previously developed sites within the urban area to achieve a target of 80% of new

housing on previously developed land. In addition, Policy C3 seeks to widen the housing choice to broaden the appeal of the Borough and support its economic growth and states that the Council will promote densities that make efficient use of land whilst delivering a range of housing to widen choice in the borough and reflect local character and ensure that the supply of larger and higher value housing in the borough is improved.

Paragraph 11 of the NPPF states that 'plans and decisions should apply a presumption in favour of sustainable development'. The proposal seeks permission to change the use of an existing underutilised barn to a dwelling and form a larger dwelling with the adjoining farm house. Although the conversion of and change of use would not lead to the creation of a new dwelling, it would lead to the underutilised barn being used. Additionally, the building is located within the defined urban area and within an established residential area. The development as such is considered to be in a sustainable location and would represent efficient use of the land.

Therefore, subject to further assessment of the impacts of the proposed development and any other development management policies, the scheme is considered to be acceptable in principle, and would accord with the requirements of Policies C1 and C3 of the adopted Rochdale Core Strategy in principle.

Heritage and design

Policy P1 of the Council's adopted Core Strategy seeks to require design which is of a high standard, demonstrating innovation and originality, and maximising the potential for heritage assets to provide a sense of place and image. Policy P2 of the adopted Core Strategy states that the Council will protect the Borough's heritage by conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. Paragraph 203 of the NPPF adds that '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.'

Further to this, Policies DM1 and P3 of the Council's adopted Core Strategy require development proposals to adhere to high quality design and enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. In addition, paragraph 126 of the National Planning Policy Framework (NPPF) states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 of the NPPF goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

The building is identified as a non-designated heritage asset due to its age and vernacular architecture. Lower Starring Farm was identified in the first edition OS map, dating from 1851. The barn is typical of the Pennines region. The conversion and change of use of the barn to a dwelling would lead to a domestication as a result of the works. It is also noted that the building sits within a residential curtilage. The property is surrounded by dwellings with residential properties to the sides and to the

front. The visual links to the historic agrarian landscape has already been substantially reduced with the property as whole being viewed in the context of the neighbouring residential area. Furthermore, it is noted that the barn is not in use at present and the without a use, there is the risk that its condition could deteriorate further.

The proposal includes a number of new openings to facilitate the residential use. Amendments have been made to the positioning and size of the openings and are considered to be acceptable. However, it is considered appropriate to require details of windows and doors to be provided by condition.

The application is supported by a structural report. The report states: The remaining 'barn does show signs of distress with a vertical crack evident internally on the brickwork in the northern corner of the barn.' Furthermore, the report states 'the crack in the corner should ideally be tied/stitched back as while there is no immediate danger of collapse long term movement may cause further distress and movement in this gable corner.'

The report noted that the property valuation is under review and the surveyor has reported:

"There is evidence of structural movement in the form of distortion to/around openings, bowed walls and uneven/sloping floors. This may be progressive. Obtain a report from a structural engineer with regard to the structural condition of the property and carry out any recommendations under professional supervision."

However, the report concluded that 'we understand the reason for the concerns raised given the age and condition of the building as presented our assessment based on our visual survey is that the movement at openings, bowed walls and uneven floors described are not progressive in the sense of rendering the structure unsafe or in need of essential repairs. Structures of this age will exhibit movement and masonry in soft mortar is more forgiving than newer constructions.'

The Conservation officer recommended the necessary repairs should be implemented, and a condition should also be imposed requiring a schedule of repairs to be submitted prior to commencement. To retain the integrity of the non-designated heritage asset, it is considered appropriate to include a condition requiring a schedule of repairs to be provided by condition.

Subjection to the addition of the necessary conditions, it is considered that the application would accord with policies P2, P3 and DM1 of the adopted Core Strategy, and the National Planning Policy Framework.

Amenity

Paragraph 180 of the NPPF also states that Planning policies and decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. Paragraph 127 also seeks to ensure that planning decisions create places which promote health and well-being, with a high standard of amenity for existing and future users. Policies DM1 and G9 of the adopted Rochdale Core Strategy seek to ensure that new development is compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users, also requiring that development does not have impacts that lead to an unacceptable increase in air,

water, noise, light or other pollution. Additionally, policy DM1 of the Core Strategy requires that proposals should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The application proposes to use the attached barn as a residential dwelling. The barn is located in a residential area and adjoins a residential property. The proposed use as a residential dwelling would be in keeping with the area, and therefore it is considered that the proposed uses would not result in any significant increase in noise and disturbance and would not unduly impact on the amenity of any of the neighbouring residential properties.

Paragraph 4.1 of the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development 2016 (SPD) sets out the minimum distance to be retained between residential properties in order to preserve the amenity standards for neighbouring residents. The application proposes to introduce bedroom windows to the rear elevation, however, these would not directly face another residential properties, and as such would not unduly impact on the amenity of any residential property.

The application does propose openings on the ground floor, however, these are on the ground floor and views in to the neighbouring properties would be screened by existing boundary treatments.

The application will see an existing bedroom converted to a lounge room. The room would also have double doors. This would lead on to a balcony. The balcony does not meet the minimum standards set out in paragraph 4.1 in regards to both 37 Brookfield Drive and Cuckoo Hill House. The balcony is approximately 11.3m to the boundary of Cuckoo Hill House and 17.9m to the front elevation of Cuckoo Hill House. In regards to 37 Brookfield Drive, the balcony is approximately 8.6m to the shared boundary. It is however noted that there is already access to the balcony area via the bedroom and the same distance to the neighbouring properties would be retained as it is presently. As such the change of use of the room would not lead to any greater impact on the privacy of the neighbouring properties and is therefore considered to be acceptable.

All the habitable rooms will receive a sufficient amount light and outlook. Additionally, the property would retain amenity space to the front.

In conclusion, the proposal would comply with policy DM1 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

Drainage

Policy G8 requires that new development does not lead to any form of increased flooding or impeded natural water and flood risk management. In this regarding it is important that development includes drainage that is appropriate for the site and that utilised sustainable urban drainage solutions where ever possible. The site is not within an area at increased risk of flooding.

The foul drainage system connects to the public sewer, which the Drainage Officer considered acceptable. The Drainage Officer advised that the roof drainage at the rear (west side) should drain to the ditch and should be connected by a pipe that is hand-dug under the footpath. The existing downpipe should discharge to a small inspection chamber connected to a 100mm dia. outfall pipe to be dug under the footpath and connected to the drainage ditch. The Drainage Office made the recommendation to avoid water draining directly from the roof onto the public

footpath, with the inspection chamber allowing for rodding in case of blockage. It is noted that that some of this will be resolved through building control approval and through an appropriately worded condition.

As such, with the addition of the necessary worded condition, the proposal would accord with policy G8 of the adopted Core Strategy, and the National Planning Policy Framework.

Impact on Accessibility & Highway Safety

With any application for new development it is important to assess the impact on highway safety and under policy T2 of the adopted Core Strategy it is established that 'In all circumstances, the safety, accessibility and amenity of those who live or have business in the area will have priority, while providing reliable journey times for those travelling through'. Whilst Paragraph 111 of the NPPF 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'.

The application site is accessed via Starring Road. The highways department noted that there appears to be an existing servicing arrangements in place for the existing properties and as such they have raised no concerns on this issue. However, the highways department raised concerns in regards to the lack of allocated parking spaces within the site. A subsequent plan was provided, showing sufficient space for four vehicles.

As such, it is considered that the proposal is acceptable and in accordance with the relevant parts of adopted Rochdale Core Strategy policies T2 and DM1, the SPD 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.

The supporting report identified a low risk of potential contaminant linkage. The public protection (contamination) officer considered the report to be acceptable and did not recommend any further conditions.

It is therefore considered that the proposal would meet the requirements of Policy G9 of the Core Strategy and the requirements of the National Planning Policy Framework.

Public Right of Way

There is a public right of way in the form of a pedestrian path that connects Starring Road and Brookfield Drive. The pedestrian path runs along the western boundary of the site. The application does not purpose the closure of the public right of way, however, the public right of way has requested the addition of a number of advisories to be added with any planning permission. It is considered appropriate to include the requested advisories.

Ecology

Policy G7 of the Core Strategy states aims to protect and enhance the borough's wildlife habitats and species and key natural resources and features. Policy G7

states that no development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development in the borough should result in a net gain. Furthermore, policy G7 states that developments proposals which would affect a species protected by law or its habitat will not be permitted unless it can be demonstrated that there is no adverse impact on the species concerned and damage to habitats is minimal and alternative habitat provision is effective in maintaining those species.

The supporting survey identified that there is a moderate value for roosting bats. The survey noted that there was no suitable roosting sites or access point for void dwelling species such as brown long-eared bats and there was no evidence of bats were noted during the survey. The survey noted that local woodland areas and watercourses could be used by local bat populations for foraging and commuting. These could also be used by bats dispersing from nearby roosts outside of the site. In regards to birds, an old bird nest was identified and an old barn owl pellet was noted within the building. The survey assessed these to be old and disused. The survey however added that the eaves of the building provide useable nesting areas of birds such as sparrow or swallows. The survey has recommended the addition of bat and bird boxes. GMEU noted that there is a potential for negative impacts to bats and nesting bird, but GMEU are satisfied that mitigation and enhancement can be achieved through provision of bird and bat boxes that can be attained through condition.

Therefore, subject to the inclusion of an acceptable condition, it is considered that the proposal would meet the requirements of Policy G7 of the Core Strategy and the requirements of the National Planning Policy Framework.

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 Layouts. Drawing no: FS 4850 / P / 2000. Rev: P1. Received by email on 09/10/2023

Proposed Layouts. Drawing no: FS 4850 / P / 2001. Rev: P5. Received by email on 09/10/2023

Existing & Proposed Elevations. Drawing no: FS 4850 / P / 2002. Rev: P4. Received by email on 09/10/2023

Section. Drawing no: FS 4850 / P / 2003. Rev: P2. Received by email on 09/10/2023

Site Plan (Existing & Proposed). Drawing no: FS 4850 / P / 2005. Rev: P1. Received by email on 09/10/2023

Existing Drainage Layout. Drawing no: FS 4850 / C / 3000. Rev: P1. Received by email on 09/10/2023

Proposed Drainage Layout. Drawing no: FS 4850 / C / 3001. Rev: P1. Received by email on 09/10/2023

and the development shall be carried out in accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the dwellings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

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

4. Notwithstanding the details shown on the approved plans and the requirements of condition 2, details of the windows and doors to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before any such windows and doors are installed. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, surround, cill and lintel detailing, and means of opening together with any finished treatment. The windows and doors shall be installed in accordance with the approved details before the development is first brought into use and thereafter so maintained.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

5. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until a schedule of repairs has been submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the schedule of repairs and rebuilding.

Reason: To protect the significance of the Borough's heritage assets and in the interests of visual amenity, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6. No external lighting shall be installed on the dwellings hereby approved unless and until a detailed scheme for the same has been submitted to and approved in writing by the Local Planning Authority. Any such scheme shall be duly implemented in accordance with the approved details and retained as such thereafter.

Reason: In the interests of ensuring the conservation of protected species in accordance with Policy G7 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

7. The dwelling hereby approved shall not be occupied until such time as 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

situated externally on, or integrated to the fabric of the dwellings hereby approved 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwelling hereby approved shall not be altered or extended, and no buildings or structure shall be erected within their curtilage under Schedule 2, Part 1, Classes A, AA, B, D, and E and Schedule 2, Part 2, Class A of the above Order except with the prior written approval of the Local Planning Authority.

Reason: To prevent undue harm to the amenity of existing and future occupiers of neighbouring properties and in preserving the historic significance of the non-designated heritage asset and in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

9. No development shall take place until details of a bat avoidance method statement has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of ensuring the conservation of protected species in accordance with Policy G7 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

Reason for pre-commencement condition: Construction works on the site pose a threat to protected species and therefore a scheme needs to be agreed in advance of any works taking place.

10. Prior to first occupation of the proposed development, the approved drainage scheme shall be constructed in accordance with the following plans and retained thereafter for the lifetime of the development:

Existing Drainage Layout. Drawing no: FS 4850 / C / 3000. Rev: P1
Proposed Drainage Layout. Drawing no: FS 4850 / C / 3001. Rev: P1

The drainage scheme shall be constructed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Reason: To promote sustainable development, secure proper drainage, prevent flooding of public right of way and to manage the risk pollution in accordance with Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11. No construction works shall take place commence during the bird nesting season (1st March and 31st August) unless a detailed bird nest survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place

during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 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. The site adjoins a public right of way. The Public Right of Way Officer wishes to remind the applicant that:
 - ☐ If access is required to/from the property over Starring Road for the delivery of materials and possibly plant vehicles, the route must not be obstructed at any time prior, during or following completion of the works, any damage to Starring Road should be repaired immediately, the Council would not be accountable for any claims of injury along the footpath if the surface is damaged by this development.
 - ☐ Should Heavy vehicles be utilising Starring Road, to ensure public safety, a consideration of traffic management may be necessary.
 - ☐ Any flow of water from the property should not be drained onto the right of way running over Starring Road, Section 163 Highways Act 1980 can be applied if the water from the property is not collected and directed away from the right of way.
 - ☐ Any path furniture if damaged should be repaired immediately.
2. The roof drainage at the rear (west side) of the building should drain to the ditch and should be connected by a pipe that is hand-dug under the footpath. The existing downpipe should discharge to a small inspection chamber connected to a 100mm dia. outfall pipe to be dug under the footpath and connected to the drainage ditch. The inspection chamber allows for rodding in case of blockage. For further guidance, please contact the Council's Drainage Officer.