

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.		CASE OFFICER	DATE	EOT
22/01538/FUL		Tom Hiles	17 July 2024	23 July 2024

Address: Land Off Hanson Close, Middleton

Proposal: Erection of one industrial unit (Use Class B2) and two starter units (Use Classes B2 & B8) with associated access, parking and servicing infrastructure.

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/A
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	Approve with conditions
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CHECKED AND SIGNED OFF BY: LA

DATE: 23.07.24

SITE DESCRIPTION AND PLANNING CONTEXT

The application site is disused former industrial site generally surrounded by modern industrial and logistics premises to the north-east of Middleton town centre. The site

is in a semi-derelict condition with all previous buildings removed and only foundations remaining. The site is mainly enclosed by brick and concrete perimeter walls. The boundary to the west onto Hanson Street is open. There is a gated access onto the site from Hanson Street which provides access to the River Irk. The site is roughly rectangular and measures approx. 1.07 hectares.

It is understood that the site previously hosted a building materials depot, including a warehouse and office block. This use had ceased, with the buildings removed and the site cleared, by 2011. It is understood that the site has recently had an informal use for construction equipment training.

The site is surrounded at the immediate west, north and east by industrial, business and logistics premises.

The site is accessed from Hanson Close to the north, which is a cul-de-sac also serving a number of industrial premises and business units. The site is bounded at the west side by Hanson Street, above which it is slightly elevated. The site is adjacent to the River Irk which forms the southern boundary of the site, with both sides of the river banks being heavily wooded. Beyond the river lies a small woodland and an industrial premises. Further to the south of this are residential terraces, on Spring Vale, around 65m from the closest part of the site boundary. The closest other dwellings are to the east and south-east of the site, beyond an area of scrubland and woodland, around 70m away from the closest point of the site. The site is at an elevated height compared to Spring Vale and the buildings along this road.

The site lies within the Defined Urban Area as designated by saved policy G/D/1 of the Rochdale UDP, and within a Mixed Employment Zone (designated by saved policy EC3), and a Physical Regeneration area (saved policy G/R/1). The site is previously developed land.

A proportion of the site (south west) lies within an identified Development High Risk Area, where coal mining risks are present at shallow depth which are likely to affect new development.

The site is not within an area identified as being at an elevated risk of flooding. The River Irk (and its banks) to the south of the site are within flood risk zone 2 and 3.

The site is not within an air quality management area (AQMA), but there are several AQMAs in the vicinity of the site.

PROPOSAL

The application proposes the development of the site to provide one industrial unit (Use Class B2 general industry) on the east side of the site and an attached pair of smaller industrial/storage buildings (Use Classes B2 general industry & B8 storage and distribution) on the west side of the site, with parking and turning areas set between.

The proposal was amended during determination to accommodate a sewer (owned by United Utilities) running under the south-east corner of the site. This mainly comprised rearranging the larger building to the north and instead placing parking and service areas above the sewer. This amended layout involved positioning the larger building closer to the northern boundary of the site onto Hanson Close and increasing its overall footprint. This revised arrangement gave rise to concerns in terms of urban design and the impact on the street scene, due to the closer proximity to the boundary and greater height of the building. In response a final revised

proposal was submitted pulling this elevation away from the street and reducing the building footprint.

As amended, the larger building would have a floorspace of around 2185m² (56m by 39m) and the smaller building would have a floorspace of around 860m² (36m by 24m), split across two units, for a total proposed floorspace of around 3045m². The larger building would have an eaves height of 7m, with a maximum roof height of 9.2m. The smaller building would have a lower maximum height of 8.5m.

The existing access off Hanson Close would be retained and widened.

As amended, the scheme would provide 64 car parking spaces around the site as well as two motorcycle spaces and four cycle spaces. Indicative landscaping and boundary details are shown on the proposed site plan.

The larger of the proposed buildings is intended to be occupied as a production facility by MSM Aerospace Fabricators, who currently operate from the existing industrial premises on the far side of the river, and are the applicant.

Both buildings would be utilitarian in design, comprising dark-grey and mid-grey metal profile cladding and composite cladding to elevations, with curtain glazing at corners, and shallow-pitched roofs of grey metal profile cladding.

Pre-application advice ref PREAPP/00080/22 was issued in September 2022 for a broadly similar scheme, comprising one larger unit and three smaller units.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (December 2023)
National Planning Practice Guidance

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

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

JP-S1 Sustainable Development
JP-S2 Carbon and Energy
JP-S5 Flood Risk and The Water Environment
JP-S6 Clean Air
JP-J1 Supporting Long-Term Economic Growth
JP-J2 Employment Sites and Premises
JP-J4 Industrial Warehousing Development
JP-G7 Trees and Woodland
JP-G9 Biodiversity and Geodiversity
JP-P1 Sustainable Places
JP-P6 Health

Local

Rochdale Core Strategy 2016

Strategic Objectives

- SO1 To deliver a more prosperous economy
- SO2 To create successful and healthy communities
- SO3 To improve design, image and quality of place
- SO4 To promote a greener environment
- SO5 To improve accessibility and deliver sustainable transport

Spatial Strategy

SP3/M - The Strategy for Middleton

- E2 Increasing jobs and prosperity
- E3 Focusing on economic growth corridors and areas
- C2 Focusing on regeneration areas and economic growth corridors / areas
- P1 Improving image
- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development
- G6 Enhancing green infrastructure
- G7 Increasing the value of biodiversity and geodiversity
- G8 Managing water resources and flood risk
- G9 Reducing the impact of pollution, contamination and land instability
- T1 Delivering sustainable transport
- T2 Improving accessibility
- DM1 General development requirements

Rochdale Unitary Development Plan 2006 saved policies

- G/D/1 Defined Urban Area
- EC3 Mixed Employment Zones
- EM/7 Development and Flood Risk
- EM/8 Protection of Surface and Ground Water

RELEVANT SITE HISTORY

None relevant

CONSULTATION RESPONSES

Highways And Engineering

No objection subject to conditions relating to retaining outside areas for turning and parking, approval of a construction management statement, and subject to a traffic regulation order to address on-street parking on Hanson Close.

Transport For Greater Manchester

Comments relating to design of internal footways, external pavement on Hanson Close.

Recommend:

- Review of TROs to address on-street parking
- Secure cycle spaces and welfare facilities are provided.
- Production of a Staff Travel Plan for the development within 6 months of occupation.

Lead Local Flood Authority/Drainage

No objections, submitted flood risk assessment and drainage strategy is comprehensive. Suggest condition for details of sustainable surface water and foul water drainage scheme, prior to commencement.

United Utilities

No objection. Drainage proposals are acceptable, suggest condition that development be carried out accordingly. Recommend a condition regarding SUDs management and maintenance regime. Advice on United Utilities property, assets and infrastructure, and on water and wastewater supplies also provided

Environment Agency

No objection. Require existing maintenance and emergency access to River Irk from Hanson Street to be maintained. Advice to applicant regarding potential need for environmental permitting.

The Coal Authority

No objection. Coal mining legacy potentially poses a risk to the proposed development and that investigations are required, along with possible remedial measures, in order to ensure the safety and stability of the proposed development.

Recommend conditions for further coal mining risk investigation and remediation works, and confirmation that site is safe and stable prior to occupation. Advice to LPA on potential interaction between hydrology, proposed drainage and ground stability.

No additional comments after changes to scheme layout.

Greater Manchester Ecology Unit

No objection. Recommend conditions for: nesting birds survey prior to any works in nesting season; invasive plant species investigation and avoidance and control method statement; environmental management plan to address potential pollutant and sediment flow through potential historic drainage into River Irk; mitigation for trees that are removed: provision of bird boxes for loss of nesting opportunities.

Tree Officer

No comments received to date.

Environmental Health - Noise

Finalised comments following layout change and updated NIA:

The proposal and resultant noise levels have been modelled to show that they should not exceed the measured background noise levels. No objections subject to conditions:

- Any fixed plant items should be located within the site and not on facades that are orientated towards noise sensitive receptors.
- The resultant rating level from the cumulative impact of all proposed fixed plant items must not exceed the existing background sound levels set out below:
 - Between 07:00-23:00 46db(A)
 - Between 23:00-07:00 38dB(A)

Environmental Health - Air Quality

No objection.

Environmental Health - Contamination

No objection subject to condition to secure remediation scheme.

Greater Manchester Police - Design For Security

Support the proposals, recommend a planning condition is attached to the decision notice requiring the development to achieve Secured by Design accreditation pre-occupation.

Greater Manchester Fire and Rescue Service

Advice on building regulations for in relation to Fire Service access.

REPRESENTATIONS

A press notice was published, adjoining occupants were notified by letters, and site notices were placed in the vicinity of the site. Repeat neighbour letters were issued on receipt of revised plans. No public comments were received.

ANALYSIS

Principle of Development

Economy and Business

The site lies within the Defined Urban Area and a Mixed Employment Zone (MEZ), as designated by the Proposal Map of the UDP. Saved Policy EC/3 of the UDP sets out that development of business uses, general industry and warehousing and distribution is acceptable in principle within a designated MEZ.

CS Policies E2 and E3 build upon this by setting out that the Council will focus employment development in economic growth corridors/areas including the Middleton town centre/Oldham Road corridor and promote the regeneration of major employment locations suitable for continued employment use.

The site is identified in the Places for Everyone DPD which proposes detailed planning policies, area designations and site allocations for the Greater Manchester area (excluding Stockport). The majority of the Hanson Street site is allocated within PfE (site ref. EMP83) for the purposes of employment development and is part of the economic growth corridor identified above.

In light of the above, the redevelopment of the site as proposed would accord with the provisions of the Development Plan and would be acceptable in principle.

Access, Highway Safety and Transport

NPPF paragraph 115 notes 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. Local requirements for are highways safety, transport and access matters are set out in Core Strategy policies DM1, T2, and PfE policy JP-C7.

The application is supported by a Transport Statement indicating access and manoeuvring arrangements. An updated swept path analysis of the amended site layout plan was provided, indicating that the required vehicle movements can be accommodated within the revised layout.

The highways officer notes that the scheme (as originally proposed) would be in line with Council standards for parking provision, and that the scheme would provide adequate internal turning area for the expected vehicle movements associated with the development (the latter subject to a condition for turning and parking areas to be retained for these use). As revised the proposed scheme would have a slightly higher floorspace of around 3045m², and proposed parking would satisfy the increased provision required. Minimum standards for cycle and motorcycle parking would also be satisfied.

The highways officer also noted that waiting restrictions would need to be introduced to address street-parking issues on Hanson Close, in order for the access arrangements to be made acceptably safe, and that these restrictions would need to be funded by the developer. TfGM have also suggested that parking restrictions in the vicinity of the site should be reviewed for the same purpose. The highways officer also requested that the access gates open inwards onto the site, which has been addressed on revised site plans, and that approval be subject to production of a Construction Management Statement, which can be secured by condition.

TfGM comments regarding the existing access becoming redundant as part of the development are noted, however the existing access would be retained and widened and the suggestion for the footway to be reinstated across the existing access does not apply to the intended arrangements.

The requests from RBC Highways and TfGM for conditions in relation to:

- Turning and parking areas to be retained in these uses, not used for storage
- Approval and implementation of a Construction Management Statement (to include traffic management details)
- Staff travel plan

are considered to be appropriate and necessary in the interest of protecting highways safety and encouraging sustainable modes of transport, and it is recommended that approval should be subject to these conditions to ensure that the proposal is acceptable in terms of these considerations.

TfGM's comments regarding pedestrian provision across the amended site entrance and cycling provision are noted and can likewise be appropriately controlled by planning condition.

For the above reasons (and subject to the recommended conditions) it is considered that the proposed development would be acceptable in terms of highways safety, effects on the highways network, and access and transport arrangements, and therefore to support the objectives of Core Strategy policies DM1, T2, PfE policy JP-C7, and NPPF paragraph 115.

Design

Chapter 12 of the NPPF sets out expectations for achieving well-designed places through the planning system. Places for Everyone policy JP-P1 *Sustainable Places* notes that all development should be consistent with certain key sustainable design attributes, including being distinctive with a clear identity, being visually stimulating, and being socially inclusive. Core Strategy policies P1 *Improving image* and P3

Improving design of new development set out the Council's expectations for achieving high-quality design (including landscaping) in new developments.

The comments from TfGM regarding footways within the site and lighting across the site are noted. Each of the units would be provided with a continuous footway from the site entrance to the pedestrian entrance to each building. The footways would be slightly less than 2m in width. This arrangement is considered to be satisfactory. No details of lighting of the footways have been provided, and as such it will be necessary for these to be secured by condition.

The proposed development would be largely functional in layout and utilitarian in appearance. The proposed external materials would provide some visual interest, breaking up the building elevations, to an extent appropriate to the purpose and setting of the proposal. The site forms part of an established modern industrial estate to the north and east, as well as other business premises to the west, and the proposal would mostly be seen in this context. The proposed buildings and external areas would be consistent with the existing industrial units in the immediate surroundings.

Notwithstanding the industrial context of the site, it was considered that the revised proposals submitted to avoid building over the sewer crossing the site would be unacceptably overbearing on the street scene. The scheme was further amended to pull the street-facing elevation away from the road. This has provided space for additional landscaping along the boundary in this part of the site. It is considered that the final layout has addressed this design concern.

The application is supported by a Crime Impact Statement which assesses the proposal in terms of safety and crime minimisation, and makes a number of specific and general recommendations in these regards. These include suggested changes and clarifications to the proposed scheme, including further consideration of external boundaries, permeability within the site, protection of buildings and fence lines from vehicle movements, boundary vegetation and secured cycle parking. It does not appear that these recommendations raise any fundamental concerns with the scheme as proposed. It is recommended that permission should be subject to approval and implementation of further details setting out clearly how these recommendations will be achieved by the scheme. Subject to such further details it is not considered that the proposal would raise any significant concerns in terms of public safety or crime prevention.

Subject to these further details to be approved by conditions, it is considered that the proposal would achieve a high standard of building design and urban design, and would therefore support the objectives of Core Strategy policies P1, P2 and P3, and Places for Everyone policy JP-P1.

Residential Amenity

The NPPF advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land or buildings. Locally, Core Strategy policy DM1 and PfE policy JP-P6 set out planning expectations for the protection of residential amenity and public health and well-being. Core Strategy policy G9 sets out the Council's requirements approach to all forms of pollution including the risk of land contamination, as they relate to new development.

Visual impact and privacy

The proposed buildings would be situated a minimum distance of around 85m from dwellings to the east of the site boundary (off Hulbert Street), and a minimum of around 70m from dwellings to the south on Spring Vale, on the far side of the River

Irk and the woodlands along its banks. Given these separation distances, and taking into account the size of the proposals and layout of the site, and the modest apparent differences in levels (with the site being somewhat elevated above Spring Vale), it is not considered that the proposal would result in significant impacts in terms of visual intrusion, loss of light or overbearing effects. Given the internal layout of the buildings and their relative positions and distances to nearby dwellings, it is not considered that any impacts in terms of privacy and overlooking would result from the proposals.

Noise

The application is supported by a Noise Impact Assessment which has been reviewed by the Environmental Health (noise) officer. A revised version of the NIA was submitted during determination to include details of existing night-time noise levels, also reviewed by the noise officer, whose finalised comments and recommended conditions for positions of fixed plant and noise level limits are noted above. This approach would allow for the development to operate on 24-hour basis whilst allowing effective controls on noise arising from the site. The conditions are necessary and appropriate to ensure that the development does not result in harmful noise nuisance. Subject to these conditions, it is not considered that the proposal would result in significant harmful impacts in terms of the noise environment.

Land Contamination

The comments from the Environmental Health officer on land contamination matters are noted. These advise that the supporting contamination report and its recommendations are acceptable, subject to the imposition of conditions for approval and implementation of a contamination remediation scheme, and for managing the discovery of unexpected contamination during development.

Air Quality

The application is supported by an Air Quality Assessment which concludes that the development is not expected to have a significant impact on local air quality. Following submission of the AQA the Environmental Health officer has made no further comments or requested any further details on these matters.

The Environmental Health officer's separate request for dust management plans for each stage of development is noted. The submitted AQA recommends detailed measures for dust management during construction, including measures for specific elements of the development phase. It is considered that these details are sufficient to ensure that the construction phase will not result in significant dust nuisance and therefore that further details are not necessary, subject to the accordance with the recommended dust mitigation measures, which can be secured by condition.

For the above reasons, and subject to the conditions recommended by the Council's technical officers, it is considered that the proposal would be acceptable in terms of residential amenity and public health, and would therefore comply with the relevant aspects of Core Strategy policies DM1 and G9 and PfE policy JP-P6.

Ecology, Biodiversity and Trees

Core Strategy Policies G6 and G7 set out the Council's expectations in relation to green infrastructure, ecology and biodiversity. PfE policy JP-G8 sets out similar expectations including that new developments follow the mitigation hierarchy and achieve 10% net gain. For the avoidance of doubt, the application was received prior to national requirements for mandatory biodiversity net gain on major developments came into force.

The site has low ecological value at present, most of which arises from areas at the edge of the site which would not be developed or significantly impacted by the proposal.

The application is supported by an Arboricultural Report and Arboricultural Impact Assessment of which sets out limited tree removals and minor tree works required to facilitate the development. The existing tree coverage on the site is considered to contribute to the character of the area and mitigate the appearance of the site as it exists and as it would be developed. The AIA was not updated to reflect the amended site layout, but given the positions of the trees it is apparent that no additional impacts would result compared to the layout assessed in the AIA.

The revised scheme incorporates a wider bank of landscaping at the front of the site (originally proposed to host parking spaces) which will allow for provision of replacement planting. The AIA proposes measures for protection of trees during construction. Subject to compliance with these measures, and to approval of proposed landscaping details including replacement planting, it is considered that the proposed tree removals and works are acceptable and that the proposal is acceptable in terms of the protection of trees as required by Core Strategy policy G6.

The consultation response from Greater Manchester Ecology Unit on ecological matters is noted. Their recommended conditions are considered to be appropriate and proportionate in order to ensure the proposed development supports the objectives of local policies G6 and G7 and PfE policy JP-G8, and subject to these conditions it is considered that the proposal would support these objectives.

Flood Risk and Drainage

NPPF paragraph 169 notes that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. Local requirements relating to managing surface water, flood risk and protecting water resources are set out in Core Strategy policies G8 and saved UPD policy EM/8.

The site falls within Flood Zone 1 and is therefore identified as being at a low risk of flooding. Redevelopment of the site would therefore not give rise to any significant concerns in terms of on-site flooding.

Being a major development, the application is supported by a Flood Risk Assessment and Drainage Strategy (updated during determination to reflect the amended proposed site layout). The proposed drainage arrangements include the installation of an attenuation tank to collect surface run-off within the site. The initial risk assessment and drainage details have been reviewed by the Council's drainage and flood risk officer, and by United Utilities, and their comments are summarised above.

The Environment Agency objected to the development as originally proposed on the basis that it would reduce the EA's access to the River Irk for inspections, by closing up an existing gated access on Hanson Street to the river at the south-west corner of the site. The revised versions of the proposed site plan indicate that the existing access point will be retained, addressing the EA's objection.

Subject to approval of details of surface water drainage and foul drainage via condition (as recommended by these comments), it is considered that the proposed development would be acceptable in terms of surface water management and flood risk. The suggested condition for approval of further drainage detail combines the requirements of the drainage officer and United Utilities.

Coal Mining Risk

Core Strategy policies G9 and DM1 set out how the Council will require that any risks arising from land instability, and appropriate actions to address these risks, are identified prior to any development taking place on that land and the identified actions taken. NPPF paragraphs 189 and 190 set out that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability, including any risks arising from former activities such as mining.

The site lies partly within an identified Coal Development High Risk Area. The Coal Authority has been consulted on the application. Their finalised consultation response, following engagement with the applicant's agent, notes that coal mining risk can be further investigated and addressed via planning condition.

The Authority's advice to the Council regarding potential interactions between legacy mine workings, required remediation works, and sustainable urban drainage systems to be created as part of the proposed scheme, is noted. Further details of drainage arrangements for the development will be secured by condition, and these considerations will be addressed in the relevant planning condition. The Authority has also noted that the developer will require their permission to undertake any activity which may disturb coal property. This will be communicated to the applicant on the decision notice.

Subject to this further work, it is considered that the proposal would be acceptable in terms of land instability and would support the objectives of policies G9 and DM1 and NPPF paragraphs 189 and 190.

Carbon and Energy

Places for Everyone policy JP-S2 sets out expectations for developments to minimise carbon emissions, following the energy hierarchy, and incorporating renewable energy and EV charging.

The Council's air quality officer has recommended the inclusion of sustainable building methods and an assessment of use of solar panels, and installation of EV charging points. It is considered that these matters can be suitably assessed and controlled by further approval through discharge of condition. Subject to this further approval, the proposal would be acceptable in terms of the objectives of PfE policy JP-S2.

Conclusions and Recommendations

The redevelopment of the site to provide three new B2/B8 industrial/storage and distribution units within a identified Mixed Employment Zone and as identified for future industrial/warehousing development within Places for Everyone, would be appropriate in principle and would support the objectives of local policies EC/3, E2 and E3, and PfE policies JP-J1, JP-J2 and JP-J4.

The proposed development is not considered to raise any significant concerns in terms of access, highways safety, surface water management and flood risk, ecological considerations, ground stability, or residential amenity and public health, subject to matters subject of further consideration via conditions. The proposed development is considered to achieve a high standard of building design and development layout.

For the above reasons, it is considered that the proposal is acceptable in terms of the relevant policies of the NPPF, the Places for Everyone joint development plan, the Rochdale Core Strategy, and the saved policies of the Rochdale UDP, subject to matters to be further considered via condition.

The proposal would therefore comprise sustainable development, and the application for planning permission therefore is recommended for approval, subject to the following conditions.

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans and documents:

22.135_01_008_A - Location Plan
22.135_01_002 Rev O - Proposed Site Layout
22.135_01_003 Rev E - Proposed Floor Plans (new facility)
22.135_01_004 Ref F - Proposed Elevations (new facility)
22.135_01_005 Rev C - Proposed Floor Plans Units 1-3
22.135_01_005 Rev C - Proposed Elevations Units 1-3

Noise Impact Assessment ref 50-777-R1-3 dated July 2024
Flood Risk Assessment ref 22227-PWA-00-XX-RP-C-1000 P03 dated November 2022
Air Quality Assessment ref 103049 dated July 2023
Crime Impact Assessment ref 2023/0079/CIS/01 dated March 2023
Arboricultural Report and Arboricultural Impact Assessment ref 19349/PH/V2
Phase 2 Geo-Environmental Assessment ref 19060-PWAG-00-XX-RP-G-2000-P01 dated January 2020
Coal Mining Risk Assessment ref 19060-PWAG-00-ZZ-RP-G-1000-P01 dated May 2019
Transport Statement ref 301335 dated November 2022

And the development shall be carried out in complete accordance with the approved drawings and documents 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 Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. The development shall be constructed in accordance with the materials set out on the approved plans.

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

4. The development hereby approved shall be undertaken in accordance with the recommended dust mitigation measures set out in Appendix D of the submitted Air Quality Assessment dated July 2023.

Reason: In the interest of protecting public health and avoiding environment nuisance arising from dust, in accordance with Rochdale Core Strategy policies DM1 and G9 and Places for Everyone policy JP-P6.

5. The development shall be undertaken in accordance with the crime-prevention design measures set out in the submitted Crime Impact Statement. None of the units hereby approved shall be occupied until the relevant unit has achieved Secured by Design accreditation.

Reason: In the interests of public safety and security in accordance with Core Strategy Policy P3, and the National Planning Policy Framework.

6. The development shall be undertaken in accordance with the tree protection measures set out in the submitted updated Arboricultural Impact Assessment. Any physical tree protection measures shall be in place prior to commencement of development, including any demolition or other site preparation works.

Reason: In the interest of protecting trees in accordance with Rochdale Core Strategy policy G6.

7. Prior to commencement of development, a Construction Management Statement / Construction Traffic Management Plan (to include traffic management details) shall be submitted to and approved in writing by the Local Planning Authority. The construction phase shall then be undertaken in accordance with the approved statement.

Reason: In the interest of highways safety in accordance with Rochdale Core Strategy policy DM1

Reason for pre-commencement condition: The condition relates to the construction phase of development.

8. Prior to commencement of development and where the site characterisation has identified unacceptable risks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall have been submitted to and approved in writing by the Local Planning Authority. This shall include measures to address ground gas, including mine gas, as set out in the Ground Gas Risk Assessment letter from PWA Geo Environmental dated 03.04.2020, submitted with the application.

The approved remediation scheme shall thereafter be fully implemented. There shall be no variation of the approved remediation scheme unless otherwise approved in writing by the Local Planning Authority. Following completion of the measures identified in the approved remediation scheme and prior to the commencement of the permitted use/development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures

identified in the approved remediation scheme a validation report must be prepared which is subject to the approval in writing of the Local Planning Authority.

Reason: In the interest of protecting the health of future occupants and the wider public from land contamination in accordance with Rochdale Core Strategy policy G9.

Reason for pre-commencement condition: In order to ensure that mitigation measures which relate to the construction phase and the completed development are implemented.

9. No development (excluding site clearance) shall commence until;
 - a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and
 - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: In the interest of managing the risk of land stability in accordance with Rochdale Core Strategy policy G9.

Reason for pre-commencement condition: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 189 and 190 of the National Planning Policy Framework.

10. Prior to commencement of development, a Construction and Environmental Management Plan (to include details on measures to be taken if historic drainage is unearthed that could discharge to the River Irk) shall be submitted to and approved in writing by the Local Planning Authority. The development phase shall be undertaken in accordance with the approved details.

Reason: In order to prevent an adverse impact on the natural environment in accordance with Policies DM1 and G7 of the Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: The condition relates to the construction phase of development.

11. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall be based upon the conclusions of the Flood Risk Assessment & Drainage Strategy by Paul Waite Associates doc ref. 22227-PWA-00-XX-RP-C-1000 P02 (revised within updated Flood Risk Assessment ref 22227-PWA-00-XX-RP-C-1000 P03).

The following details shall be included in the application to discharge the drainage condition(s):

- (i) Construction details of any attenuation that is required for the sustainable drainage design.
- (ii) Details of any new outfall to the river Irk and a copy of correspondence with the EA regarding an application for a new outfall to the river Irk for surface water discharge.
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD.
- (iv) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.
- (v) Construction details for permeable paving including sub-base details e.g. cross-section, if this type of paving forms part of the sustainable drainage system.
- (vi) Provision of a Management and Maintenance Document explaining how the surface water scheme will be maintained and managed after completion for the lifetime of the development. The document shall include as a minimum:
 - a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The proposed scheme should reflect the findings of investigations into, and remediation and mitigation of, ground conditions associated with coal mining, as required by condition 9 above. This should incorporate a proper assessment of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

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.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same

12. Prior to commencement of any above-ground works, a fully detailed scheme of soft and hard landscaping, to include details of all tree and shrub planting (including types, numbers, their distribution on site, and those areas to be seeded, paved or hard landscaped, details of any ground level changes and proposed levels), shall be submitted to and approved in writing by the Local Planning Authority. The planting scheme shall be implemented in full no later than the first planting season following the first occupation of any of the buildings hereby approved. Any trees or plants which within a period of 10 years from the completion of the development die, are removed or become

seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interest of achieving high-quality landscaping in accordance with the Rochdale Core Strategy policies DM1 and P1.

13. Prior to commencement of above-ground works, full details of provision of secure cycle storage (to include CCTV and security lighting) for employees of the approved scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In order to encourage the uptake of active travel modes by staff in accordance with Rochdale Core Strategy policies T1 and T2

14. Prior to commencement of any above-ground works, a biodiversity mitigation and enhancement plan including mitigation for loss of trees and bird nesting habitat shall be provided to and agreed in writing by the Local Planning Authority (to include timescales for implementation and replacement / replanting). The approved details shall be implemented in full prior to first occupation of any of the buildings hereby approved.

Reason: In the interest of protecting and enhancing biodiversity in accordance with the Rochdale Core Strategy policies G6 and G7 and Places for Everyone JP-G8.

15. No above-ground works shall take place until a scheme of highway works to secure the provision of no waiting at any time restrictions along Hanson Close either side of the site entrance, including timescales for their implementation, has been submitted to and approved in writing by the Local Planning Authority. The waiting restrictions and the minor highway works required shall be implemented in accordance with the approved scheme and timescales.

Reason: In order to ensure safe and convenient access and circulation for vehicle traffic to prevent traffic conflict in the interests of highway safety, in accordance with the requirements of Policy T2 of the Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

16. Prior to commencement of any above-ground works, details of sustainable building methods to be incorporated into the development hereby approved, to include an assessment of the use of solar panels to be incorporated into the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and recommendations of the assessment.

Reason: In the interest of reducing greenhouse gas emissions and reducing energy use in accordance with Places for Everyone policy JP-S2.

17. No works to trees or shrubs shall occur or earthworks 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.

Reason: In the interest of protecting biodiversity in accordance with Policies DM1 and G7 of the Rochdale Core Strategy and the National Planning Policy Framework.

18. Prior to any commencement of any earthworks to be undertaken as part of the development hereby approved, a survey for invasive plant species including Japanese knotweed and Himalayan balsam will occur and the finding supplied to and agreed in writing to the LPA. If any invasive species are present a method statement detailing avoidance, control and eradication measures should also be supplied to and agreed in writing by the LPA, prior to any earthworks being undertaken. Any earthworks required as part of the development shall be undertaken in accordance with the approved details.

Reason: In the interest of protecting biodiversity in accordance with Policies DM1 and G7 of the Rochdale Core Strategy and the National Planning Policy Framework.

19. Prior to commencement of any works to the site entrance, details confirming the provision of tactile paving and dropped kerbs across the entrance shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interest of pedestrian safety in accordance with Rochdale Core Strategy policies P3, T1 and T2.

20. Prior to the first occupation of any of the buildings hereby approved, a detailed scheme of internal and external boundary treatments, including the design and layout of all gates and fences, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented no later than within one month of the first occupation of any of the approved buildings.

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

21. Prior to first occupation of any of the buildings hereby approved, details of external lighting to the pedestrian walkways within the development site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interest of encouraging the uptake of sustainable modes of transport, in accordance with Rochdale Core Strategy policies T1 and T2.

22. No building hereby approved shall be occupied until a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development has been submitted to the Local Planning Authority and approved in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: In the interest of managing the risk of land stability in accordance with Rochdale Core Strategy policy G9.

23. Prior to occupation of any of the buildings hereby approved, a scheme for the inclusion of electrical vehicle charging points at each unit shall be submitted to and approved in writing by the Local Planning Authority, to achieve a ratio of one charging point per five car parking spaces. These charge points must have a minimum power rating output of 7Kw and fitted with a universal socket that can charge all types of electric vehicles currently on the market and meet

safety and accessibility requirements. These charge points must be at least mode 3 or equivalent. The charging points shall then be implemented in accordance with the approved details at each unit, prior to the first occupation of that individual unit.

Reason: In the interest of supporting the uptake of electric vehicles and reducing greenhouse gas emissions and air pollution in accordance with Places for Everyone policies JP-S2 and JP-P6 and Rochdale Core Strategy policy DM1.

24. Prior to first occupation of any of the buildings hereby approved, a Staff Travel Plan (to include details of implementation and monitoring) shall be submitted to the Local Planning Authority and approved in writing. Once approved, the Staff Travel Plan shall be complied with thereafter.

Reason: In the interest of reducing reliance on the private car and encouraging the uptake of sustainable modes of transport, in accordance with Rochdale Core Strategy policies T1 and T2.

25. All parking and turning areas as indicated on the approved site plans shall be permanently retained in this use and not used for any other purposes including but not limited to materials storage.

Reason: In the interest of highways safety in accordance with Rochdale Core Strategy policy DM1.

26. Subject to any required further assessment and noise mitigation), any fixed plant items should be located within the site and not on facades that are orientated towards noise sensitive receptors.

Reason: In the interests of protecting a satisfactory standard of residential amenity for nearby occupiers in accordance with adopted Rochdale Core Strategy policies DM1 and G9 and the National Planning Policy Framework.

27. The resultant rating level from the cumulative impact of all proposed fixed plant items must not exceed the existing background sound levels set out below:
- Between 07:00-23:00 46db(A)
 - Between 23:00-07:00 38dB(A)

Reason: In the interests of ensuring a satisfactory standard of residential amenity for nearby occupiers in accordance with adopted Rochdale Core Strategy policies DM1 and G9 and the National Planning Policy Framework.

Notes for Applicant:

- The applicant will be required to enter into a Section 278 agreement with the Local Highways Authority to secure the delivery of the waiting controls referred to in condition 15 above.
- This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the bank of the River Irk which, is designated a 'main river'. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

- Greater Manchester Fire and Rescue Service have provided comments on Building Regulations requirements in relation to Fire Service access, which the applicant should ensure are reviewed prior to undertaking the approved development.
- The applicant should note that Permission is required from the Coal Authority Permit and Licensing Team before undertaking any activity, such as ground investigation and ground works, which may disturb coal property.
- United Utilities have provided advice on United Utilities property, assets and infrastructure, and on water and wastewater supplies, which should be reviewed by the applicant prior to undertaking the development hereby approved.

Report Author Tom Hiles