

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/01135/FUL	Nick Brookman	2 nd July 2025

DETERMINATION DATE8th July 2025**Address:** Astra Centre, Royle Barn Road, Rochdale, OL11 3DT**Proposal:** Erection of one industrial building subdivided into 5 no. units together with associated car parking, access and landscaping

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

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

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

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

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: LA

DATE: 08.07.25

SITE

The application site is currently being used as the construction compound for works associated with application 21/01098/FUL and 24/00253/VRCON which relates to the construction of a 40MW energy storage facility and associated works.

The application site is within the defined urban area and is specifically designated as a 'Primary Employment Zone' in Rochdale Borough Council's UDP Proposals Map (Policy EC/2).

The site is located off Royle Barn Road with an existing access road through the middle of the site leading to an existing site for battery storage in the north. The application site is sited within the Castleton area of Rochdale set amongst a wider industrial estate used for commercialised activity.

PROPOSAL

The proposed development comprises the erection of 1 no larger unit to be subdivided into 5 smaller units (Use Class B2 (General Industry)) together with associated service yard, car parking and landscaping.

The development would be accessed directly from Royle Barn Road and the associated car parking spaces (15) and service yards would be immediately adjacent to the access road.

The building would be detached and 2 storeys in height with ground floor area of approximately 768 sqm. The building would be 11m tall at its highest point and would incorporate a single pitched roof sloping from south west to north east which would include roof windows for each unit.

The main entrances to the building would be positioned to the south west making them directly accessible from the new associated car parking area and service yards. Each subdivided unit would benefit from at least 1 double door and a large metal roller shutter door with secondary emergency personnel escape doors to the rear facing Aquacheck to the north east.

Each unit is to be fitted out with an internal mezzanine level. The units will be constructed to provide an open plan warehouse facility with associated office spaces that include welfare facilities, for an occupier to fit out.

The design of the elevations utilises one cladding profile in silvery grey aluminium which is proposed to be implemented above a red brick elevation at ground floor level. The south east elevation facing onto Royle Barn Road would incorporate 15mm projecting snapper head bricks to provide detailing with a PPC aluminium 'I' beam fascia to split the brick from the cladding above with the aim of reducing the apparent height and mass of the building from the surrounding road and area at street level. The development also proposes to incorporate the use of blue framed windows and silvery grey aluminium cladding trims

The front elevation includes matching proportions and window and door detailing that runs along the entire elevation which defines the internal spaces and serves to break up the elevations and create visual interest and character on the street scene.

Additional glazing is incorporated onto the south east elevation with the north west elevation remaining free from any window and door openings.

RELEVANT PLANNING POLICY

National Guidance

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

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1	Sustainable Places
JP-J1	Supporting Long-Term Economic Growth
JP-J4	Industry and Warehousing Development
JP-S4	Flood Risk and the Water Environment
JP-C8	Transport Requirements of New Development
JP-C7	Freight and Logistics
JP-S1	Sustainable Development
JP-P2	Heritage
JP-G6	Urban Green Space
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity

Adopted Rochdale Core Strategy (CS):

SD1	Delivering sustainable development
DM1	General development requirements
SO1	To deliver a more prosperous economy
E2	Increasing jobs and prosperity
E3	Focusing on economic growth corridors and areas
SO3	Improving design, image and quality of place
P3	Improving design of new development
SO4	Promoting a greener environment
G1	Tackling and adapting to climate change
G2	Energy and new development
G3	Renewable and low carbon energy developments
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
SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility

Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
EC/2	Primary Employment Zones

RELEVANT SITE HISTORY

04/D44653 - Industrial Development 5 Units with Associated Car Parking. – Application Withdrawn 13th February 2005.

06/D47843 – Erection of Industrial Building – Approved with conditions 21st November 2006.

21/01098/FUL - Construction of 40MW energy storage facility (with an operational limit of 35MW), with associated control and auxiliary equipment, parking, boundaries, and landscaping. Creation of associated vehicular access on to Royle Barn Road – Approved with conditions 10th February 2022.

24/00253/VRCON - Section 73 application to vary conditions 2 (Plans), 3 (Drainage Pre-Commencement), 5 (Planting) and 7 (Acoustic Fencing) of planning permission 21/01098/FUL to amend the site layout and infrastructure amendments – Approved with conditions 27th August 2024.

CONSULTATION RESPONSES

United Utilities

No objection subject to condition.

Environmental Health (Noise)

No objection.

Environmental Health (Land Contamination)

No objection subject to condition.

The Greater Manchester Ecology Unit (Trees)

No comments received.

The Greater Manchester Ecology Unit (Ecology and BNG)

No objection subject to condition.

Highways

No objection.

LLFA

The submitted drawing is not sufficiently detailed to support the application and comprehensive drainage proposals for all aspects of the site together with associated strategy should be provided before the application is approved.

Greater Manchester Police

No comments received.

Conservation Officer

No objection.

REPRESENTATIONS

Letters of notification were sent to neighbouring properties on the 15th May 2025 and a site notice was placed in the vicinity of the application site on the 19th May 2025.

No comments have been received.

ANALYSIS

Principle of Development

The 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. In this instance the application lies within the Primary Employment Zone as identified in the UDP (Policy EC/2).

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

Paragraph 85 of the NPPF sets out that '*Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development*'.

The proposal comprises a new employment generating land use on a sustainable site which would wholly accord with both local and national planning policies.

The site is located within an existing industrial/commercial area where there is a mixture of larger and smaller industrial units in close proximity. Given the surrounding land uses and land allocation, subject to an assessment of other development management requirements, it is considered that the principle of development for an industrial use is acceptable and in accordance with the requirements of saved UDP Policy EC/2, Policy E2 of the Core Strategy and Policies JP-J2 and JP-J4 of PfE.

Heritage

Paragraphs 207 and 208 of the NPPF require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; and that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance; local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 210 sets out three considerations which local planning authorities should consider when determining applications:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 213 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

PfE Policy JP-J2 (Heritage) sets out that particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Amongst other criteria, Policy P2 of the Core Strategy sets out that the Council will protect the boroughs heritage by conserving, enhancing and promoting key heritage assets both statutory and non-statutory, including consideration of their wider settings.

Arrow Mill is a Grade II Listed Building, but the building is located approximately 370m away to the south east and a much larger and modern industrial building lies in between the application site and the Grade II Listed Building. Nevertheless, in this instance the Council's Conservation Officer has noted that the proposed development is for the construction of a new commercial building which would be located within a wider complex of modern industrial buildings. It would therefore be seen in the context of these buildings and as a result it is considered that the proposal would have a neutral impact on the wider setting of the nearby Grade II Listed Arrow Mill.

Accordingly, the proposed development is acceptable and in accordance with Policy P2 of the Rochdale Core Strategy, PfE Policy JP-J2 and the NPPF.

Design

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.

The proposal involves the development of a single industrial unit on an established employment site and having regard to the location of the proposed development in this setting, it is not considered that the proposed scale of the building would be inappropriate.

The proposed materials, building profile and overall design is in keeping with the prevailing character of the employment site. The layout of the proposed development incorporates open spaces and ancillary landscaping which would significantly help break up the built form and massing. Likewise, the proposed strips of landscaping adjacent to the boundaries of the site including mixed native species hedgerows, planting beds and new trees

Therefore, subject to conditions, the proposed development complies with CS policies DM1 and P3 and the National Planning Policy Framework.

Impact on Surrounding Land Uses, Noise and Pollution

Paragraph 135 of the NPPF 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.

Paragraph 198 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.

The NPPG states that local planning authorities' decision taking should take account of the acoustic environment and in doing so consider: whether or not a significant adverse effect is occurring or likely to occur; whether or not an adverse effect is occurring or likely to occur; and whether or not a good standard of amenity can be achieved.

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 proposed development and surrounding area is located within an existing well established employment area. There are no residential properties within close proximity of the site which would be adversely affected by the proposed development, and it is not considered that the additional traffic movements into and around the site would be so great as to create unacceptable levels of noise and disturbance. The application is proposing a flexible unrestricted operational use and it is not considered necessary to impose a condition which would control the hours of use.

The proposed development is not introducing an unfamiliar use to the employment site and Environmental Health were consulted on this application and they have no objection. For the above reasons it is considered that the proposal would be in accordance with the amenity requirements of CS policies DM1 and G9 and the NPPF.

Highways

Policy DM1 of the adopted Core Strategy sets out the general development requirements and establishes that proposals should not adversely impact on highway safety. Additionally, it requires all development to provide satisfactory vehicular access with adequate parking and manoeuvring arrangements provided.

Policy JP-C7 of the PfE, states that we will support development that makes appropriate provision for deliveries and servicing in terms of road safety, traffic congestion and environmental impacts, in accordance with Policy JP-C8.

Policy T2 of the Core Strategy requires developments to comply with the parking standards set out in Appendix 5 of the adopted Core strategy.

Highways were consulted on this application, and they raised no objection. Accordingly, the proposed development is acceptable and would comply with DM1 and T2 of the Core Strategy, PfE and NPPF.

Ecology

Core Strategy Policy G7 requires that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection and that opportunities for enhancing biodiversity and geodiversity will be supported. It is expected that development proposals will protect and include existing biodiversity and take opportunities to promote biodiversity and create new habitats using landscaping and building and construction features wherever possible. CS Policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.

PfE Policy JP-G8 seeks to deliver a net enhancement of biodiversity resources through a collective of measures which are broadly aligned with the approach to BNG outlined within the Environment Act (2021), the NPPF and supporting guidance documents. The provisions of the Environment Act in respect of BNG are now a statutory requirement for planning applications and so the proposed development should achieve net gains for biodiversity via species enhancement as guided by the NPPF (paragraphs 187d and 192 b) to achieve demonstrable net gain for biodiversity.

When determining planning applications paragraph 193 of the NPPF sets out that if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Opportunities to improve biodiversity in and around developments should also be integrated as part of their design, especially where this can secure measureable.

As of 2nd April 2024, BNG of 10% for minor planning applications is mandatory for development in England under Schedule 7A of the Town and Country Planning Act 1990.

There are no statutory or non-statutory protected sites within the vicinity of the application site that are likely to be influenced by the proposed development.

The GMEU were consulted on this application and they are satisfied that the BNG metric accompanying the application indicates that 10% can be achieved on site. The GMEU have set out that the proposed on-site measures would be regarded as significant, including the mixed scrub and urban tree planting. These generate 1.15 biodiversity units which the GMEU consider is borderline between control via a condition or a legal agreement. However, the GMEU have confirmed that the main units are being generated from urban trees which are an easy habitat to manage and monitor. Accordingly, the GMEU would be satisfied with the HMMP being controlled via condition.

The applicant is aware that to discharge the statutory biodiversity condition a biodiversity gain plan, final version of the statutory metric and a habitat management and monitoring plan for the urban trees and mixed scrub will need to be provided.

Protected Species

The site is very low risk for protected species. Surveys for adjacent sites found no evidence of protected species. The site is isolated from areas of high ecological value and the site itself has undergone significant disturbance over the last five years as a result of the development in other parts of the site. The GMEU are therefore satisfied that no further information or measures are required.

Nesting Birds

The site has undergone several clearances over the last five years including within the last year. The GMEU are satisfied that given the existing trees are to be retained, that the risk to nesting birds is very low. They have however recommended the inclusion of an appropriate informative.

Summary

Accordingly, subject to condition, the scheme is considered to be acceptable in accordance with Core Strategy Policy G6 and G7, PfE Policy JP-G8 and the NPPF.

Trees

The NPPF recognises the important contribution of trees to the character and quality of urban environments, and their role in mitigating and adapting to climate change. Policy JP-G2 of the adopted PfE identifies trees and woodland as vital elements of the green infrastructure network and key features of urban green spaces, which Policy JP-G8 seek to protect and enhance through conserving and managing existing trees of heritage and/or aesthetic value. Policy G6 of the adopted Rochdale Core Strategy sets out provision for enhancing green infrastructure and requires regard to local landscape character and contribute to its conservation or enhancement. Developments should avoid the loss of existing urban greenspace or features e.g. trees unless suitable alternative provision is made, it has limited value and its development or change of use will help meet other sustainability or local regeneration objectives.

CS Policy G6 requires a replacement planting ratio of at least 2:1 and Policy G7 requires developments to protect existing biodiversity including trees and vegetation.

The application is accompanied by an Arboricultural Impact Assessment and Tree Survey and the survey has identified a total of 5 individual trees on and adjacent to the site. The trees comprises of one category B tree, 3 category c trees and one category U tree. The proposed development however does not necessitate the removal of any of the trees identified on site.

As recognised within the submitted Arboricultural Impact Assessment, mitigation can be provided for the impact of the development in the form of the following:

- ☐ The erection of protective fencing in advance of the commencement of the development to safeguard the root systems of retained trees;

With regards to new tree planting, the applicant has proposed an exceptionally strong landscaping scheme combining new native tree planting ornamental tree planting, native mixed scrub planting, and grassland and wildflower meadows. Overall 65 trees are proposed and these measures would comply with CS Policy G6 and would significantly enhance and soften the appearance of the proposed development.

Accordingly, the proposed development is considered to acceptable and would comply with G6 and G7 of the Core Strategy, PfE and the NPPF.

Drainage and Flood Risk

Core Strategy Policy G8 requires that new development does not lead to any increased form of flooding locally or further downstream, does not impede natural water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flood risk and is itself well protected from flood risk and ensures prudent use of water resources.

Policy JP-S4 (Flood Risk and the Water Environment) of PfE expects developments to manage surface water runoff through sustainable drainage systems and development should achieve greenfield run-off rates unless it is demonstrated to be impracticable.

The site is located within Flood Zone 1, having a less than 1 in 1,000 annual probability of flooding.

The LLFA were consulted on this application and have set out that whilst a drainage plan has been provided, it has not given consideration to the SuDs Hierarchy, the application should provide a comprehensive drainage strategy and proposal that incorporates SuDs together with associated details and calculations.

United Utilities were also consulted on this application and they raised no objection subject to condition.

Accordingly, subject to the inclusion of an appropriately worded condition, Officers consider that the development accords with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of PfE and the NPPF.

Land Contamination

Policy G9 requires that any risks associated with contaminated land are identified and addressed prior to development. Paragraph 180 of the NPPF states that planning decisions should contribute to and enhance the local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability, and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

The Environmental Health (ground contamination) officer was consulted on this application and has raised no objection subject to condition requiring the submission of a Phase 1 Preliminary Risk Assessment.

Accordingly, subject to condition it is considered that the proposal would be in accordance with the requirements of CS policy G9.

Energy and Sustainability

Core Strategy Policy G1 sets out measures to address climate change and emissions, whilst Policy G2 requires that new development adhere to the energy hierarchy.

Policy JP-S1 of PfE requires development to aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

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. JP-S2 has replaced existing policies within the Rochdale Core Strategy which related to these considerations.

Greater Manchester's vision is to be at the forefront of action on climate change and to make its fair contributions to international commitments by becoming a carbon neutral city region by 2038. To meet this target, PfE endorses the following commitments:

- ☐ Be carbon neutral by 2038
- ☐ Hold cumulative carbon dioxide emissions to without the carbon budget
- ☐ Initiate a programme of mitigation to reduce emissions including by:
 - o Significantly upscaling solar photovoltaic energy;
 - o Reducing heat demand in homes;
 - o Moving away from carbon intensive gas as the primary source of heat;
 - o Reducing heating and cooling demand for public and commercial buildings;
 - o Increasing biofuel use;
 - o Enable sustainable choices for travel and decarbonise transport;
 - o Significantly upscaling building retrofit; and
 - o Increase the delivery of nature-based solutions and biodiversity net gain.

The application is not accompanied by an Energy and Sustainability Statement and for that reason, in line with current policy objectives and in the interest of encouraging a transition to a low carbon emission and energy network in accordance with CS Policies G1 and G2 and PfE Policy JP-S2, a condition is imposed to this permission requiring the submission of a renewable scheme (including but not limited to) the provision of solar photo-voltaic panels and / or air source heat pumps including details of their siting and appearance.

Accordingly, subject to condition, the proposal would be satisfactory in terms of the objectives of PfE policy JP-S2 and CS Policies G1 and G2.

Conclusion

The proposed development would support the objectives of Core Strategy policies E2, E3 and saved policy EC/2, and would therefore be acceptable in principle. The proposal is and would be acceptable subject to condition in terms of impacts on design, residential amenity, highways safety and access arrangements, flood risk and drainage arrangements, ecology and biodiversity. For these reasons the proposal would comprise sustainable development because it complies with the development plan, and accordingly the application is recommended for approval, subject to conditions.

RECOMMENDATION

Grant 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:

- ☐ Existing Site and Location Plans Drawing No RBR-SVA-ZZ-ZZ-DR-A-2000 Rev D
- ☐ Proposed Site and Location Plans Drawing No RBR-SVA-ZZ-ZZ-DR-A-2001 Rev G
- ☐ Existing and Proposed Street Scene Elevations Drawing No RBR-SVA-ZZ-ZZ-DR-A-2020 Rev E
- ☐ Proposed Floor Plan Drawing No RBR-ZZ-ZZ-DR-A-2005 Rev D
- ☐ Proposed Elevations Drawing No RBR-SVA-ZZ-ZZ-DR-A-2015 Rev F
- ☐ Proposed Aerial Drawing No RBR-SVA-ZZ-ZZ-DR-A-2025 Rev F
- ☐ Proposed Landscaping Plan Drawing No 736.02A
- ☐ Design and Access Statement dated 27th November 2024
- ☐ Biodiversity Metric Report Reference 81-973-R2-2 Dated April 2025
- ☐ Transport Statement Reference 240666 Dated November 2024
- ☐ Arboricultural Impact Assessment Reference 81-973-R3-1 dated December 2024

The development shall be carried out in accordance with these drawings and documents hereby approved unless otherwise required by condition below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

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

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of the adopted Places for Everyone Joint 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.

4. No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons.

The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archaeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall be carried out in accordance with the approved remediation strategy thereafter.

No part of the development shall be occupied until a verification report demonstrating that the approved remediation has been implemented has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

5. Notwithstanding the details shown on the approved plans, no above ground works (other than site clearance) shall commence until samples of all external

facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and retained as approved thereafter.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

6. No development (including any demolition, site clearance or preparation works) shall take place until the trees that are to be retained within the site has been enclosed with temporary protective fencing and temporary ground protection has been fully installed in full accordance with BS:5837:2012 'Trees in relation to design, demolition and construction' and with the approved Arboricultural Impact Assessment and Tree Protection Plan ref. 001 dated 13.12.2024.

The necessary protection measures shall be retained and the Arboricultural Impact Assessment Referenced 81-973-R3-1 shall be adhered to throughout the construction phase of the development and no works, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy, Policies JPP1, JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

7. The proposed landscaping works as shown on approved Proposed Landscaping Plan Drawing No 736.02A shall be carried out in accordance with the approved scheme prior to first occupation of the development hereby approved.

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

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

8. The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

9. No above ground works (other than site clearance) shall take place until full details and specifications of solar photo-voltaic panels including large scale

drawings at a scale of not less than 1:50 and/or air source heat pumps including details of their siting and appearance, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-S2 and JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

10. Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of any boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority. Any structures shall be installed in accordance with the approved details prior to the first occupation of the approved development and retained thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

11. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) has been submitted to, and approved in writing by, the local planning authority. The HMMP shall be prepared in accordance with the approved Biodiversity Gain Plan and include:

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

The created and/or enhanced habitat specified in the approved HMMP shall be completed, managed and maintained in accordance with the approved HMMP.

Notice in writing shall be given to the Council when the:

- a) HMMP has been implemented; and
- b) habitat creation and enhancement works as set out in the HMMP have been completed.

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990

and policies G6 and G7 of the adopted Rochdale Core Strategy and JP-G8 of the adopted Places for Everyone Joint Development Plan.

Reason for Pre-commencement: The HMMP will be required as part of the arrangements to be approved under the statutory BNG condition which requires submission of the Biodiversity Gain Plan prior to commencement of development.

BIODIVERSITY NET GAIN

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- a) A Biodiversity Gain Plan has been submitted to the planning authority,
- and;
- b) The planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Borough Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

For the purposes of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, a biodiversity gain plan is a plan which:

- (a) relates to development for which planning permission is granted, and;
- (b) specifies the matters referred to below:

The matters are:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) any such other matters as the Secretary of State may by regulations specify.

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.

Informatives

1. The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended, it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately, and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

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