

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/01040/FUL	Claire Ringwood	15 th February 2024

Address: J D Dance Club, 180 Whitehall Street, Rochdale, OL12 0RZ

Proposal: Change of use and conversion from dance studio and one dwelling to 6 apartments and one dwelling including the reinstatement of window openings on north and east elevations, and additional door on the east elevation and the installation of rooflights on the east and west elevations.

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

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

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

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

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: RG

DATE: 26 February 2024

SITE

The application site is situated on the corner of Whitehall Street, Milford Street and Medley Street and is a part two storey, part single storey building consisting of brick and stone with a slate roof. The building was originally a church and is a prominent addition to the street scene although it is now used as a dance hall, function room with martial arts studio and there is on-site family accommodation within the two storey section of the building accessed from the rear.

The surrounding area is predominantly residential terrace properties with Rochdale Infirmary to the south east of the site.

180 Whitehall Street is a Non-Designated Heritage Asset and the site falls within the Defined Urban Area, an Inner Rochdale Physical Regeneration Area and an SSSI Impact Risk Zone as set in the Council's saved UDP.

PROPOSAL

Planning permission is sought for the change of use of the building to 6 flats.

Flats 1-4 are within the single storey element of the building and by way of a mezzanine, would provide accommodation over the ground floor, first floor mezzanine and within the roof space. The accommodation provides a kitchen/diner/living area and utility on the ground floor, a living room, bathroom and one bedroom on the first floor and a bedroom and en-suite within the roof space.

The internal measurements are:

Flat 1 – 103sqm

Flat 2 – 103sqm

Flat 3 – 101sqm

Flat 4 – 101sqm

Flats 5 and 6 are located within the two storey element of the building.

Flat 5 measures 66sqm and is on the ground floor providing a two bedrooms, bathroom, kitchen/diner/living room.

Flat 6 measures 64sqm and is on the first floor providing two bedrooms with kitchen/living, bathroom and utility.

There is an existing dwelling on the ground and first floors adjacent to Flat 5 and Flat 6 proposed and this is to remain unchanged.

An internal cycle store is proposed within the building itself, accessed from the rear and bin storage is located in the alleyway to the rear of the building.

New rooflights are proposed along with the reinstatement of window openings that have been previously blocked up to the north and south elevations and an additional door on the east elevation.

The majority of the works are internal however, where external works are proposed these will match the existing building.

PLANS AND DOCUMENTS SUBMITTED

Drawing No: 57714 – Existing Floor Plans & Roof Plan

Drawing No: 57714 – Existing Elevations

3D Visuals of the building, Apartment 1, 2, 3, 4, 5 and 6, Existing + Proposed Street Scene and External and Communal images

Design and Access Statement
Heritage Statement
Statement of Community Involvement
Nocturnal Bat Survey Report by Collington Winter Environmental, Rev II date 21/08/2023, Project Ref: CW20-889
Transport Statement by Sanderson Associated Consulting Engineers, Project Ref: 15545, Documents No: 001, Issue Number: 01, Date July 2023
Received 21st September 2023

Location Plan
Location Plan with (cycle parking)
Received 17th October 2023

Block Plan
Drawing No: 57714 Rev 1 – Proposed Floor Plans & Roof Plan
Drawing No: 57714 – Proposed Elevations
Drawing No: 57714 – Proposed Floor Plans *[Apartments 1 & 2]*
Drawing No: 57714 – Proposed Floor Plans *[Apartments 3 & 4]*
Drawing No: 57714 – Proposed Floor Plans *[Apartments 5 & 6]*
Received 18th October 2023

Drawing No: 57714_3 Rev 3 – Proposed Floor Plans & Roof Plan
Drawing No: 57714_3 Rev 3 – Proposed Elevations
Drawing No: 57714_3 Rev 3 – Proposed Elevations *[Officer Note: showing sections]*
Drawing No: 57714_3 Rev 3 – Proposed Floor Plans *[Apartments 1 & 2]*
Drawing No: 57714_3 Rev 3 – Proposed Floor Plans *[Apartments 3 & 4]*
Drawing No: 57714_3 Rev 3 – Proposed Floor Plans *[Apartments 5 & 6]*
Received 24th January 2024

Drawing No: 57714_3 Rev 4 – Proposed Floor Plans & Roof Plan
Drawing No: 57714_3 Rev 4 – Proposed Elevations
Drawing No: 57714_3 Rev 4 – Proposed Elevations *[Officer Note: showing sections]*
Drawing No: 57714_3 Rev 4 – Proposed Floor Plans *[Apartments 1 & 2]*
Drawing No: 57714_3 Rev 4 – Proposed Floor Plans *[Apartments 3 & 4]*
Drawing No: 57714_3 Rev 4 – Proposed Floor Plans *[Apartments 5 & 6]*
Received 14th February 2024

RELEVANT PLANNING POLICY

National Guidance

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

Adopted Rochdale Core Strategy (CS):

SD1	Delivering sustainable development
DM1	General development requirements
SO2	Creating successful and healthy communities
C1	Delivering the right amount of housing in the right places
C2	Focusing on regeneration areas and economic growth corridors/areas
C3	Delivering the right type of housing
C8	Improving community, sport, leisure and cultural facilities
SO3	Improving design, image and quality of place
P2	Protecting and enhancing character, landscape and heritage

P3	Improving design of new development
SO4	Promoting a Greener Environment
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
G/R/1 Physical Regeneration

Emerging Policy – Places for Everyone Joint Development Plan

The Places for Everyone Joint Development Plan is a strategic regional plan for all of the Greater Manchester Local Authorities with the exception of Stockport. It seeks to guide the largest and most strategic developments of housing and employment land across the region. It also contains strategic policies for development management matters. This plan is at an advanced stage and is now afforded substantial weight in decision making.

Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development (June 2016)

RELEVANT SITE HISTORY

92/D28617 - Change of use from public hall to dance academy with separate living accommodation. Approved 19/11/1992.

00/D37822 - Variation of condition 04 on planning permission D28617 to allow the use of the property as a dance academy and as a private function room with community facilities. Approved 25/08/2000.

05/D45486/HOUS - Third storey extension and alterations to roof to form additional living accommodation. Approved 06/07/2005.

06/D47761 - Erection of 1 x 2m high freestanding vehicle access alley gates. Withdrawn 18/09/2006.

CONSULTATION RESPONSES

Highways

This application is supported by a Transport Statement (TS) prepared by Sanderson Consultants which will be the main basis of highway comments. These comments are made on issues as they arise within the TS.

Highways have provided pre-application advice for a similar residential development within this building and at that time our main concern with those proposals was parking provision, which we will again reference.

Accident data produced within the TS would appear to indicate that there are no inherent road safety issues on the highway network surrounding the site.

The application site is within a mainly residential area adjacent to Rochdale Infirmary so the surrounding highway network accommodates a high level of vehicle movements and parking demand.

Taking into account the size of the proposed development and its potential traffic generation we would not expect that the development would have any detrimental impact on highway capacity.

We would accept that the site is in a relatively sustainable location with Rochdale town centre just within an acceptable walking distance.

The application shows a bin storage area to the rear of the building accessed via a gated alleyway and it would appear that the residents would use larger sized paladin type bins. We would need clarity from the applicant on how refuse collection would be managed in terms of who puts the bins out and returns them to the storage area. We would not support any proposals that led to the permanent storage of waste bins on the adopted highway.

With regards to the parking provision previously mentioned we expressed our concerns at pre-application stage and after considering the justification for the lack of any parking provision with the TS our concerns still remain. The TS references parking standards from the Core Strategy however the standards referenced relate to single bedroom dwellings within town centres. The development is not within the defined town centre and 5 of the proposed dwellings are 2 bedrooms and 1 one bedroom dwelling which would indicate a required parking provision of 11 off street parking spaces to meet Council standards.

Parking demand on the streets around the development is extremely high with the majority of streets over-subscribed. This demand is exacerbated by the parking demand generated by the close proximity of Rochdale Infirmary which appears not to be referenced within the TS.

The additional parking demand generated by the proposed development is likely to have a detrimental impact on vehicle movements around the site and taking into account the close by Infirmary and ambulance station this is a concern. Additional on street parking is also likely have a detrimental impact on road safety. In conclusion Highways cannot support the application because of these potential detrimental impacts created by the lack of off street parking provision.

Drainage & Flooding

No comment nor objection. Reason: there are no external alterations to paving areas.

Environmental Health (Noise)

No comments at the time of writing.

Conservation Officer

180 Whitehall Street is a Non-Designated Heritage Asset.

With amendment, it is likely that the harm resulting from the proposal could be partially mitigated. There would be some heritage harm, primarily from the domestication of the site. However, this harm should be balanced against the benefits of providing a long term use for the site and any other material planning considerations.

Updated comments

The proposals look much better with the rooflights reduced in number. The applicant has also confirmed that the existing door is to be retained and repaired.

Comments remain in relation to structural report and replacement / new windows and doors (these should be timber/aluminium)

Greater Manchester Ecology Unit

Bats

Three nocturnal bat surveys (Collington Winter Environmental August 2023) found that the building is being used as a Common Pipistrelle day roost by singular/small numbers of these species. Details of the mitigation measures that are required have been provided and these are acceptable. We are therefore satisfied that provided the mitigation measures are followed in full the favourable conservation status of bats would be maintained at this site.

As the works will require a licence from Natural England we would recommend that the following condition (BS4020:2013) be attached to any permission, if granted:

The following works to change the use and convert a dance studio and one dwelling to 6 apartments and one dwelling including the reinstatement of window openings on north and south elevations, and additional door on the east elevation and the installation of rooflights on the east and west elevations shall not in any circumstances commence unless the local planning authority has seen a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations (Amendments) (EU Exit) 2019 authorising the specified development to go ahead.

Bats and lighting

Replacement roost boxes will be installed as part of the mitigation for the loss of a day roost. Artificial lighting can affect the feeding and commuting behaviour of bats. Prior to the commencement of the development, a lighting plan should be submitted to and agreed by the council, that will ensure that the new roost features are not situated where they will be negatively affected by light. Once agreed the plan should be implemented in full. **A condition to this effect should be placed on any permission.**

Biodiversity Enhancement

We would expect any such scheme to include measures to enhance biodiversity at the site and to provide a net gain for biodiversity, in line with the requirements of the National Planning Policy Framework. We would recommend that opportunities for biodiversity enhancement be incorporated into the new development. These could include:

- ☐ Bat bricks and/or tubes within the new development
- ☐ Hedgehog box
- ☐ Bird box
- ☐ Hedgerow creation or hedgehog friendly fencing

We suggest a condition to this effect be placed on any permission.

In conclusion we are satisfied that the application can be forwarded for determination and that any permission if granted is supported by the conditions/informative above.

Transport for Greater Manchester

The quantum of development does not trigger the requirement for a highway impact review by TfGM.

In terms of other comments, TfGM would note the following:

- ② The Bus Shelters team would request the developer upgrade the northbound bus stop on Whitehall Street (STOP REF: NE1968) to include a raised boarding area (160mm upstand) and clearway. TfGM would refer the applicant to TfGM Shelter's team to discuss this further via shelters@tfgm.com.
- ② The Transport Statement (TS) confirms there would be no off-street parking spaces provided for the development, with 3 on-street parking spaces likely required for the development.
- ② TfGM would suggest that a review is undertaken of the Traffic Regulation Orders in the vicinity of the development, with a view to introducing additional parking restrictions as appropriate, as well as ensuring adequate parking restrictions remain in place, and are refreshed accordingly. This will help to discourage pavement parking associated with the development and therefore assist in improving the quality of the surrounding public realm.
- ② Any redundant vehicle access points will need to be reinstated as continuous footway to adoptable standards.
- ② As shown in the proposed ground floor plan, 7 cycle storage spaces are provided which equates to 100% cycle parking storage for the apartments. The cycle spaces should be provided within an internal cycle store with sufficient cover and security measures such as lighting and CCTV.
- ② The TS outlines that a travel information pack could be prepared to promote sustainable transport alternatives. TfGM would refer to the LHA to confirm whether the quantum of development triggers the requirement for a Travel Plan. If this is not required, TfGM would recommend that a Travel Pack is produced which could include useful details of the nearest public transport services, journey planning etc.

REPRESENTATIONS

Letters of notification were sent to all surrounding properties and a notice was posted in the vicinity of the site. Three letters of representation have been received in regards to:

1. Lack of parking for existing residents;
2. Loss of privacy;
3. Noise and disturbance;
4. Potential use of the apartments i.e. HMO, rehab, supported living in terms of safety; *[Officer Note: certain changes of use require planning permission and it is not considered necessary to restrict the use]*
5. Children play in the alleyway and future residents may use this as a dumping ground; *[Officer Note: adequate bin storage is provided, see Highways section below]*
6. Not safe for children to play including dog fouling if they have dogs; *[Officer Note: Officers acknowledge that children play in the alleyway however,*

- whether future residents have dogs is not a material planning consideration]*
and
7. Request for residential parking permits for the area.

ANALYSIS

Principle of Development

The application site falls within the defined urban area as set out under saved UDP policy G/D/1, which seeks to concentrate development in urban areas to safeguard the countryside. Core Strategy Policy C8 seeks to improve community, sport, leisure and cultural facilities, which would include the existing dance hall use. Whilst Policy C8 seeks to support the delivery of such facilities, this policy only refers to protection of existing facilities in combination with identifying land for new facilities through an allocations DPD which has not been progressed. Whilst the proposal provides a community sport & leisure use this is not a major site in serving the borough and is not afforded explicit protection through C8. Chapter 8 of NPPF does set out further provisions for the protection of community and recreation facilities. Whilst acknowledging the site provides recreational benefits the use of the building is limited given its nature as a converted former church which limits its flexibility compared to modern purpose built facilities such as Rochdale Leisure Centre which is located within 15 minutes walking distance from the site and better linked to public transport hubs. Given its location in close proximity to the town centre there are also a number of further dance studios and martial arts spaces within walking distance of the site. As such it is not considered this loss would prevent residents from having access to these activities within the local area.

Further to this, Policy C1 of the adopted Core Strategy seeks to focus new homes in regeneration areas, town centres and on sites well related to employment development is in recognition of the role that new residential development can play in delivering regeneration, supporting economic growth and attracting and retaining residents. Subsequent to this, Policy C2 seeks to encourage the delivery of, and maximise opportunities for, new residential development in and around Rochdale town centre. The site is sustainably located and within walking distance to Rochdale town centre and its comprehensive public transport system and retail provision, in addition to a number of other amenities which are sited more locally.

In light of the above, it is considered that the change of use of this building to provide 6 dwellings in this location would be acceptable in principle, subject to an assessment of Development Management requirements.

Impact on Character, Appearance and Heritage Assets

The impact of a development on a non-designated heritage asset is a material planning consideration (NPPF paragraph 209). A balanced judgement should be had, having regard to the significance of the asset and the scale of any harm or loss.

Policy P1 of the Council's adopted Core Strategy seeks to require design which is of a high standard, demonstrating innovation and originality, and maximising the potential for heritage assets to provide a sense of place and image. Policy P2 seeks to conserve, enhance and promote key heritage assets and utilise heritage assets positively and intelligently to strengthen identity and image, in addition to requiring new development to integrate successfully with the key natural features of the borough. Further to the above, Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and enhance the borough's identity and sense of place.

The application site comprises the former Mission Church on the junction of Whitehall Street, Milford Street and Medley Street. The Church was constructed in the early 1900s at the same time as the surrounding houses. It is an attractive and prominent red brick building, with large arched windows. The building retains a number of original features and has been identified as a non-designated heritage asset for its architectural and historic interest.

The proposal seeks to convert the former Church into six apartments with one existing dwelling. The proposals include the reopening of blocked up windows and the installation of rooflights along the east and west elevations. The proposal also includes internal works to create a new first floor by way of a mezzanine.

The proposed change of use to residential would inevitably result in some harm to the significance of the building, through its domestication. However, it is also acknowledged that a residential use would provide a viable use for the building and would secure its future.

The changes are predominately internal however, the proposal does include the removal of trusses. The Council's Conservation Officer has reviewed the application and advised that it needs to be demonstrated that the proposal would not compromise the structural integrity of the building. As such, a copy of the structural engineer's report and recommendations should be provided. This matter can be dealt with by way of a condition.

Originally 10 rooflights were proposed and 4 were already installed in the existing dwelling. The Council's Conservation Officer considered that the number of rooflights would disrupt the unbroken roof slope and would result in some harm to the appearance of the building. The agent submitted amended plans on the 24th January 2024 which reduced the number of rooflights to 6 which the Council's Conservation Officer found agreeable subject to a condition being imposed requiring all rooflights to be conservation style and set flush with the roof slope.

The proposal seeks to replace the existing windows and doors. The majority of the windows on the property are single glazed timber windows with wired glass, with some later UPVC windows. Given that the windows appear not to be original, there is no objection in principle to their replacement, subject to suitable alternatives. Details of replacement windows can be secured by way of condition and the replacement windows should be either timber or aluminium.

The timber door on Whitehall Street appears to be original and should be retained and upgraded as necessary. The amended plans submitted indicate that this door will be retained and upgraded as necessary (secure by condition).

Further to the above amendments, and with the conditions recommended, it is likely that the harm resulting from the proposal could be partially mitigated. There would be some heritage harm, primarily from the domestication of the site however, this harm should be balanced against the benefits of providing a long term use for the site.

Accordingly, the application would accord with Policies P1, P2, P3 and DM1 of the adopted Core Strategy, the National Planning Policy Framework.

Impact on surrounding land users

Core Strategy policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenity of future residents and occupiers. Policy G9 requires that sensitive new developments such as housing are not adversely affected by existing sources of pollution, including noise, from certain

types of industry. Paragraph 135 of the NPPF advises that planning decisions should result in places with a high standard of amenity for existing and future users. The Council's adopted Supplementary Planning Document '*Guidelines and Standards for Residential Development*' (2016) contains a number of guidelines and requirements for the design and layout of new housing in order to preserve the amenity standards for surrounding residents.

Minimum Distance requirements

With regards to surrounding occupiers, section 4.1 of the SPD requires a distance of:

- (i) 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage;
- (ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room; and
- (iii) 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

Paragraph 4.3 of this SPD states that 'exceptions to these minimum space standards may be acceptable in some circumstances and application will be considered on their individual merits'.

The proposal includes the re-instatement of windows to the north and west elevations. The ground floor windows to the north elevation would be to the cycle store and the entrance with the larger central window to the first floor landing. A further window is to be re-instated at roof level to provide light to the landing. The windows to be re-instated on the west elevation are above three existing windows.

The north and south elevations face the side of properties at 174 and 188 Whitehall Street. 188 Whitehall Street does not have any side windows. 174 Whitehall Street has one ground floor side window (directly onto the footpath) and 2 smaller first floor side windows (with one to a bathroom). The distance between to side elevations of the application site and both neighbouring properties is approximately 11m. Although these distances are below the requirements in the SPD, 188 Whitehall Street has no side windows and there is no concern in regards to loss of privacy and overlooking. In regards to 174 Whitehall Street, no new windows are proposed to this elevation and those existing are original to the building. Although the residential use will intensify the use of the site, in the context of the terraced character of the area, the distance of 11m to this neighbouring property is not considered significantly harmful to the amenity of the residents of this neighbouring property, taking into the consideration the small size of the existing windows at 174 Whitehall Street.

Although there are larger windows to the front of the building facing the neighbouring properties on Whitehall Street, this is not uncommon. However, due to the size of the windows, sections have been submitted with the application. These sections show the front facing windows cover the ground and first floor, with the ground floor windows at a higher level than what would normally be expected and the mezzanine to the first floor set away from the windows by approximately 2m. Officers consider this relationship ensures that there would be no loss of privacy or overlooking that would be any more significant than the existing face to face terrace houses surrounding the application site.

The side elevations of 1 Milford Street and 41 Medley Street are to the rear of the application site. There is gated access to the alleyways between and there are existing rear windows at the application site. In regards to 1 Milford Street, this

property is adjacent to the existing dwelling within the application site and has no side windows. 41 Medley Street has two small ground floor side windows and three first floor side windows. It has been advised that the ground floor windows are to a toilet and the upstairs windows to a bathroom and landing. There is an existing back to side distance of approximately 3m and as highlighted above, there is approximately 2m between the window and the mezzanine at first floor level. Taking into account the neighbouring windows are not to habitable rooms and the heights of the rear facing windows, officers do not consider that this relationship would have a detrimental impact on the living environment of this neighbouring property.

Noise and Disturbance

The site is located within a residential area and it is not expected that the intended residential use would generate any more noise and disturbance than that of the existing dance studio. The proposal is considered to be compatible with the surrounding environment and would satisfy the objectives of policies G9 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

Occupier Amenity

The Nationally Described Space Standards is a technical standards document produced by the Government to ensure internal space within new dwellings is suitable for application across all tenures. Table 1 sets out the minimum gross internal floor area requirements for new dwellings, across varying number of bedrooms, occupants and floors.

Below is an extract from the Nationally Described Space Standards, which specifically details the Gross Internal Area requirements for new 2 bedroom dwellings, as is proposed within this application.

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	3 storey dwellings	Built-in storage
2b	3p	61	No standard	2.0
	4p	70	No standard	2.0

The proposed floor plans show Flat 3 measuring 66sqm and Flat 6 64sqm which is suitable for 3 people. Flats 1-4 range from 101sqm to 103sqm. There are no standards for a two bedroom, three storey property however, where 3 bedrooms are proposed the requirements range from 90sqm to 108sqm depending on the number of occupants. Taking into consideration Flats 1-4 are only two bedroom, it would be expected that no more than 4 people would occupy each unit and officers are satisfied that Flats 1-4 are of a suitable size to ensure a good level of amenity for future residents. The stacking of the Flat 5 and Flat 6 has been amended and is acceptable as is the head height within the roof space.

In assessing this application, each unit exceeds the respective NDSS floor space requirements and would accord with the NDSS. The majority of habitable rooms all have habitable windows and although the ground floor windows will not provide direct views out of them, they are of a large size and officers consider adequate levels of daylight and sunlight will be received. The internal layout also maximises the windows to ensure adequate light is received. Although the mezzanine level bedrooms do not have windows within the main elevations, they have a large internal window adjacent to existing windows which will ensure light reaches these rooms. The bedrooms within the roof space have rooflights and this is not an unusual arrangement for bedrooms within existing roof spaces.

The omission of any formal provision of outdoor amenity space can be accepted owing to the context of the site and that no amenity space currently exists.

There are two entrances to the front of the site and an entrance to the existing dwelling and Flat 5 and Flat 6. Officers raised concerns in regards to security and safety issues to ensure that the building is not accessible to anybody who might wish to enter. The amended plans show that all three entrances will have an intercom linked system for deliveries/guests and post boxes will be inside the main entrance.

In light of the above, the proposal provides an unorthodox but characterful internal layout which maximises the use of the existing building whilst retaining existing features. Officers consider that the proposal would not unduly impact on the amenity of the occupants of neighbouring properties and would provide an acceptable level of amenity for future occupiers in accordance with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 115 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Due to the constraints of the site, no off-road parking can be accommodated. The Council's Highways Officer has reviewed the application and advised that the site is in a sustainable location with Rochdale town centre within an acceptable walking distance. Accident data produced within the Transport Statement would appear to indicate that there are no inherent road safety issues on the highway network surrounding the site, and that the application site is within a mainly residential area adjacent to Rochdale Infirmary so the surrounding highway network accommodates a high level of vehicle movements and parking demand. Taking this into account, the size of the proposed development and its potential traffic generation the development would not be expected to have any detrimental impact on highway capacity.

The application shows bin storage to the rear of the building accessed via a gated alleyway. The agent has clarified that the waste management will be outsourced to a company who have previously been contracted by the applicant when the building was used on a commercial level. The waste management company will have access to the alley where the bins will be stored. The bins will be taken from the alley, emptied and returned to the alley. As this will ensure that the bins are not stored on the adopted highway, subject to a condition, this arrangement is considered acceptable.

Cycle storage is located on the ground floor of the building and is accessed via a rear door. Due to concerns relating to safety, the amended plans state that this area will have CCTV and lighting. This matter can be secured by way of a condition.

The main concerns raised by Highways was the lack of parking provision. The Council's standards set out in the Core Strategy would allow a maximum of 11 off street parking spaces. Officers acknowledge that parking demand on the streets around the development is extremely high with the majority of streets over-

subscribed however, the building is currently licensed for up to 240 people as a recreational use, with concentrated use times including evenings when most homes owning cars would typically have cars parked outside. The potential use is significantly greater than what would be generated through the current proposal. Furthermore, given the council's standards are maximum figures accepted and having consideration of the site context as apartments in a sustainable location with convenient walking access to the town centre, it is not considered that lack of parking would be a reasonable ground for refusal.

As such, it is considered that the omission of any formal parking arrangements would not adversely impact public and highway safety and the application would accord with the requirements of Policy DM1 and T2 of the adopted Core Strategy and the National Planning Policy Framework.

Drainage & Flooding

The application has been reviewed by the Council's Drainage & Flooding Officer who advised that as there are no external alterations to paving areas there are no objections to the proposal. As such, the proposal would be in accordance with the relevant paragraphs of the NPPF and Policy G8 of the Core Strategy.

Landscaping, Ecology and Biodiversity

Policy G6 establishes that development should protect and improve green spaces. Policy G7 of the Core Strategy requires developments to protect existing biodiversity including trees and vegetation. The NPPF also requires the planning system to contribute to and enhance the natural and local environment.

There are no trees on site and the only landscaping is vegetation to the frontage. To ensure that this landscaping is not lost, a condition will be imposed to retain this strip of landscaping and replace as necessary.

Three bat surveys have been undertaken that found the building is being used as a Common Pipistrelle day roost by singular/small numbers of these species. These have been reviewed by the Council's Ecologist who has advised that the details of the mitigation measures proposed are acceptable and they are satisfied that provided the mitigation measures are followed (secure by condition) the favourable conservation status of bats would be maintained at the site.

Replacement roost boxes will be installed as part of the mitigation for the loss of a day roost which the Council's Ecologist has advised, could be affected by artificial lighting. This matter can be dealt with by way of a pre-commencement condition requiring the submission of a lighting plan prior to any development to ensure that the new roost features are not situated where they will be negatively affected by light.

The Council's Ecologist has also advised that measures to enhance biodiversity at the site and the provision of a net gain for biodiversity, in line with the requirements of the NPPF, would be required. These could include bat bricks and/or tubes within the new development, hedgehog boxes, bird boxes or the creation of a hedgerow or hedgehog friendly fencing. This matter can be dealt with by way of a suitable condition.

Subject to the above conditions, officers are satisfied that the proposed development would have an acceptable impact on landscaping and ecology and would accord with Policy G6 and G7 of the adopted Rochdale Core Strategy.

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:

Location Plan
Received 17th October 2023

Block Plan
Received 18th October 2023

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Drawing No: 57714_3 Rev 4 – Proposed Floor Plans [*Apartments 1 & 2*]
Drawing No: 57714_3 Rev 4 – Proposed Floor Plans [*Apartments 3 & 4*]
Drawing No: 57714_3 Rev 4 – Proposed Floor Plans [*Apartments 5 & 6*]
Received 14th February 2024

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

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

3. Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows (including roof lights which shall be conservation style and set flush with the roof slope), external doors and detailed design of the windows, at a scale of not less than 1:50, have been submitted to and approved in writing by the Local Planning Authority. Windows shall be timber or aluminium. The timber door shall be retained and upgraded. The windows and door shall be installed in accordance with the approved details thereafter.

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

4. No development shall commence until a copy of the structural engineers report and recommendations have been submitted to, and approved in writing by, the local planning authority.

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

5. The dwellings hereby approved shall not be occupied until such time as the proposed bin storage area as indicated on the plans hereby approved has been provided and made available for use. The facility shall thereafter be retained for its intended purpose.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and in the interests of visual amenity in accordance policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6. No dwelling hereby permitted shall be occupied until the bicycle parking facility for the building has been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy T2 of the adopted Rochdale Core Strategy.

7. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8. The landscaping strip to the front of the site shall be retained. Any plants which 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 order to ensure the satisfactory retention of landscaping in accordance with Policy G6 of the adopted Core Strategy.

9. No development shall commence until a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations (Amendments) (EU Exit) 2019 authorising the specified development to go ahead has been submitted to, and approved in writing by, the local planning authority.

Reason: to ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy G7 of the adopted Core Strategy.

10. No development shall commencement until an external lighting plan has been submitted to, and approved in writing by, the local planning authority. The approved scheme shall thereafter be maintained and operated in accordance with the approved details.

Reason: to ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy G7 of the adopted Core Strategy.

11. No development (including demolition or preparatory works) shall commence until details of measures to enhance biodiversity at the site and to provide a net gain for biodiversity, has been submitted to, and approved in writing by,

the local planning authority. The biodiversity enhancements shall thereafter be implemented and adhered to in accordance with the agreed programme.

Reason: Details are required prior to commencement as insufficient information was submitted with the application and in order to secure biodiversity enhancement in the long term. This accords with Paragraph 181 of the NPPF and Policy G7 of the Rochdale Core Strategy.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.