DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
18/01403/REM	David Allen	10 April 2019

Address: Land off Langley Lane, Middleton, M24 5LJ

Proposal: Submission of reserved matters pursuant to outline planning permission 15/01195/OUT relating to appearance, landscaping, layout and scale for the erection of 117 dwellings

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

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

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

EIA	**Screening opinion completed and saved to Onbase?**	N/A

CONDITIONS	**Pre-commencement conditions proposed?**	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT

CHECKED AND SIGNED OFF BY: DR **DATE: 26/04/2019**

SITE

The application relates to a circa 4.9 hectare area of agricultural land located immediately to the north of Langley Lane. Outline planning permission was granted for the development of the site to provide up to 150 dwellings, a potential primary school and associated works in January 2016.

Langley Lane forms the urban boundary of Middleton and as such the application site falls outside the Defined Urban Area. The site is designated as Protected Open Land on the saved Rochdale Unitary Development Plan (UDP) Proposals Map. Adjoining land to the northern and western boundaries lies within the Green Belt, with the farm complexes and open fields to the east also falling within an adjoining area of Protected Open Land. To the south on the opposite side of Langley Lane are residential dwellings.

The site forms undulating land separated into two fields by a combination of hedgerows and trees. The southern frontage of the site onto Langley Lane comprises timber post and rail fencing. The north, east and western boundaries of the site comprise fragmented clusters of trees and shrubs. The undulating topography provides a number of linear valleys and crests across the site, with the ground level generally rising slightly into the site in a northerly direction from Langley Lane with land levels on the site and in the surrounding area sloping downwards in a western and north western direction.

A public right of way (Mid Rupp 114) runs immediately to the east of the site running along the eastern boundary of the site. A network of public rights of way also run to the north and west of the site largely along field boundaries linking into Heywood Old Road to the north west.

PROPOSAL & BACKGROUND

The application seeks consent for the reserved matters of appearance, landscaping, layout and scale in relation to the erection of 117 dwellings pursuant to outline permission 15/01195/OUT. The outline consent covers a larger area than this current application, with a parcel having previously been set aside for the potential future development of a school. The reserved matters for this second parcel are intended to be submitted at a later date and will form the second phase of the development.

This is the third application for reserved matters consent for the site, with approval previously having been granted for the dwellings under the provisions of application reference 16/01430/REM and for the garages under application reference 18/00088/REM. A condition was attached to the dwellings consent requiring a scheme for the provision of alternative house types at Plots 67, 68, 81, 82, 110 and 111 after concerns were raised regarding the visual impact of the 2.5-storey 'Alton' housetypes on these prominent plots. In order to address the concerns, and by proxy the requirements of the condition, the developer has submitted a revised layout whereby the Alton units have been relocated to more appropriate positions within the site.

The over-riding layout of the development remains the same as previously approved, including the estate road alignments, the extent of perimeter blocks, the layout of areas of Public Open Space (focussed on the northern and north-eastern edges of the site) and the landscaping. The housing mix is as follows:

- 81 x 3-bedroom dwellings;
- 36 x 4-bedroom dwellings.

The majority of the dwellings would be 2-storey in height, with the exception of 14no. 2.5-storey units (the aforementioned Alton housetype).

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO2	**Creating successful and healthy communities**
C1	Delivering the right amount of housing in the right place
C3	Delivering the right type of housing
SO3	**Improving design, image and quality of place**
P1	Improving image
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
SO4	**Promoting a greener environment**
G5	Managing Protected Open Land
G6	Enhancing green infrastructure
G7	Increasing the value of biodiversity and geodiversity
G8	Managing water resources and flood risk
G9	Reducing the impact of pollution
SO5	**Improving accessibility and delivering sustainable transport**
T2	Improving accessibility
DM1	General development requirements

Unitary Development Plan (UDP):

G/D/1	**Defined Urban Area**
D/10	Protected Open Land
EM/7	Development and Flood Risk
EM/8	Protection of Surface and Ground Water
NE/2	Designated Sites of Ecological and Geological/Geomorphological Importance

Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development
Oldham and Rochdale Residential Design Guide

RELEVANT SITE HISTORY

18/00088/REM	Submission of reserved matters pursuant to outline planning permission 15/01195/OUT relating to scale, layout and appearance of the proposed detached garages - Approved
16/01430/REM	Submission of reserved matters pursuant to outline permission 15/01195/OUT (relating to appearance, landscaping, layout and scale) for the erection of 117 no. dwellings - Approved
15/01195/OUT	Outline application (including access) for up to 150 dwellings (Use Class C3), potential primary school site with associated landscaping, open space, access arrangements and car parking provision (Resubmission of 14/00851/OUT) - Approved
14/00851/OUT	Outline application (including access only) for up to 150 dwellings (Use Class C3), potential primary school site with associated landscaping, open space, access arrangements and car parking provision. All matters reserved save for access – Refused

14/00690/SO Request for a Screening Opinion under The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 in respect of a proposed development off Hollin Lane, Middleton – Not EIA development.

CONSULTATION RESPONSES

Highways and Engineering - Traffic and Junction Capacity have been commented upon as part of previous applications and suitable mitigation for the site has been agreed. Parking Provision for the site is 200% which is ideal. The site has multiple access points which are acceptable. The onsite layout is acceptable and should not be problematic for refuse vehicles or the emergency services. I have no road safety concerns relating to this application.

No objections to this development as proposed. The entire estate should be subject to a self-enforcing 20mph zone.

Public Protection (Noise/Odours) - If there have been no changes to the plan or assessment then my previous comments remains applicable.

United Utilities – **Summary** - It should be noted that we have previously commented on the Outline Application (Planning Ref: 15/01195/out) to which the above application relates. Our previous response (Our Ref: DC/15/3331) is available from the Local Planning Authority.

Following our review of the submitted Drainage Strategy, we can confirm the proposals are acceptable in principle to United Utilities and therefore should planning permission be granted we request the following condition is attached to any subsequent Decision:

> *The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 30254/1/H For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority. No surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details.*
>
> *Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding*

REPRESENTATIONS

Middleton Township Planning Panel
The application was included on the review list presented to the Middleton Planning Panel on 18th February 2019 – Members provided no comment on the application.

Public Representations
Letters of notification were sent to surrounding neighbours, a notice displayed within the vicinity of the site and a notice placed in the local press. Additional letters of notification were issued upon receipt of amended plans. No representations have been received.

ANALYSIS

Design

Condition 3 of planning permission 15/01195/OUT requires any reserved matters applications to be limited to a maximum of 150 dwellings. This current application proposes 117 dwellings and is therefore in accordance with this part of condition 3.

The remaining dwellings approved under the outline permission may form part of "Phase 2" on the parcel of land in the south-east corner of the wider site and will be subject to separate reserved matters applications.

Condition 3 also requires any applications for reserved matters to be substantially in accordance with the parameters plan (ref. 4448B.50C) submitted at outline stage. In this respect, the detailed layout demonstrates compliance with the approved plans by virtue of restricting development to those areas approved and providing substantial open space/planting buffers to the northern and north-eastern edges of the site.

Character of the Surrounding Area

The site lies immediately to the north of the urban area of Middleton, with open fields to the north and west with small farm complexes at various points. Langley Lane leads to Hollin Lane and the M62 motorway to the east and Birch Village to the west. The urban area of Middleton (the Langley estate) lies to the south. The application site comprises fields separated by hedgerows.

The existing built development in the surrounding area displays a variety of architectural styles and built forms, however the overarching characteristic is one of predominantly low rise residential dwellings. Dwellings comprise a mix of detached, semi-detached, terraced blocks and a small number of apartments in the wider area. In terms of detailing, dwellings are largely finished in brick with some examples of partial render. Features such as header and cill detailing, bay windows, ground floor canopies and roof pikes over windows in the frontages are present in existing dwellings in the surrounding area.

Layout of the Development and House Types

The proposed site layout is reflective of the overarching design principles outlined within the approved parameters plan. The layout retains the approved vehicle access points which are located to the western and eastern ends of the Langley Lane frontage and the alignment of internal estate roads remains the same as that approved under the previous reserved matters consent. Separate cycle and pedestrian links are proposed at two points along the Langley Lane frontage and two links are proposed to the adjacent Public Right of Way to the east (MidRupp114).

The main area of Public Open Space and the associated Local Equipped Area for Play (LEAP) are retained on the eastern edge of the site, providing a buffer to the adjacent PROW and the Wainhomes development site (land off Hollin Lane; 16/00725/OUT).

Each of the proposed dwellings would be provided with an adequate sized garden area and the plot sizes are considered to be in keeping with the established character of existing dwellings within the area. The proposed scheme successfully incorporates a number of positive design features which are found in the surrounding area. As previously, the proposed development would provide a mix of 3 and 4 bedroom dwellings. The layout comprises a mix of detached, semi-detached and small terraced blocks. The architectural design of the proposed house types is considered to be in keeping with the character and appearance of the surrounding area as well as those which are proposed on the surrounding Hollin Lane East and Hollin Lane West development sites. The introduction of variations of the same house types and some rendered/clad properties ensures that there is some variety across the site which contributes towards the overall identity of the site and the wider Hollin Lane Masterplan area.

The 2.5-storey units (Alton housetype) would incorporate a small dormer within the front roofspace and are of greater overall height, with a steeper roof pitch, than the

other housetypes to be included within the development. The approved parameters plan indicates that taller dwellings would be contained within central areas within the site. The proposed layout plan largely accords with this plan, with the exception of a small number of Alton units in the north-western corner of the site. It is not considered that this would comprise a substantial deviation from the approved parameters plan. The Alton units would predominantly be utilised to provide strong framing highway junctions in the western half of the site and fronting towards the POS on the eastern edge. Detailed street scene drawings have been provided with the application submission, which demonstrate more suitable relationships between the Alton and surrounding 2-storey units than previously proposed. The positioning of the units would allow for the creation of a strong frontages to the internal highway junctions and for variation in roofscape along the PROW corridor and provides a significant benefit in pulling Alton units away from the prominent Langley Lane frontage (the previous area of concern with this site).

In light of the amendments to the scheme it is considered that the previous concerns of the Authority regarding the placement of 2.5-storey units have been resolved. The remainder of the development layout remains substantially in accordance with the scheme previously approved and accordingly the scheme is considered to comply with the relevant requirements of Policy P3 of the Core Strategy and the National Planning Policy Framework.

Design and Crime

In accordance with condition 26 of the outline planning permission the application is supported by a Crime Impact Statement, prepared by Design for Security (Greater Manchester Police). The statement sets out that the proposed mix and arrangement of housing, the routing of recreational footpaths, vehicle access into the site, and the provision and location of public open space seem appropriate for the site. The report makes a number of recommendations to enhance the security of the development relating to the design of rear garden gates; provision of measures to deter off road motorcycles; defensive planting to more exposed side and rear garden boundaries to reduce risk of damage to fencing or intrusion to gardens and measures alongside recreational paths, to deflect pedestrians whilst the hedges are maturing.

Greater Manchester Police has previously advised that the scheme appears capable of achieving Secured by Design accreditation and consequently recommended that a condition be attached requiring the same. Whilst this wouldn't meet the relevant tests for a planning condition, a relevant informative is recommended to the same effect.

Amenity

The application site is bounded to the north by Green Belt land. To the east is a Public Right of Way, beyond which lies the Wainhomes Hollin Lane development site. To the west of the site is farmstead at Langley Lane Farm. Significant separation, well in excess of 21m standard set out in the *Guidelines and Standards for Residential Development* SPD, is maintained from the properties on the opposite side of Langley Lane itself.

The proposed dwellings to the eastern side of the site would front onto one of the approved access roads as well as the potential future housing/school parcel, proposed play area and links to the existing public right of way. As such, significant separation would be retained from the proposed new dwellings to the existing properties on the opposite side of the Public Right of Way. Sufficient separation would be provided to the dwellings being constructed on the adjacent Wainhomes site.

In terms of the proposed play area, this would retain a minimum distance of 21m from the proposed dwellings within the site fronting onto it, and would retain a distance in excess of 70m from existing properties on the opposite side of the public right of way. In respect of the facing properties on the Wainhomes site (plots 28 and 31), it is considered that sufficient separation would be provided by virtue of the landscape buffer to be created to the front of these properties within the Wainhomes site itself. As such it is not considered that use of the play area would result in an unacceptable detrimental impact on the amenity of existing surrounding properties or future occupiers of the proposed development.

In respect of amenity of future residents, it is considered that adequate light and outlook would be provided for habitable rooms as well as an adequate level of private amenity space through the provision of front and rear garden space. The large majority of separation distances across the site are compliant with the Council's separation distance standards, although there are some limited internal relationships which are reduced. However it is considered that the site layout is typical of the surrounding urban context and is not uncommon within residential areas.

In conclusion, it is considered that the proposed layout is acceptable in terms of interface distances between proposed dwellings, would provide future users with an acceptable level of amenity and would not result in an unacceptable impact on the amenity of occupiers of surrounding dwellings in accordance with Policy DM1 of the Core Strategy.

Noise

Condition 24 of the outline planning permission requires that the dwellings be constructed in accordance with the recommendations set out in the Noise Impact Assessment (submitted at outline stage) and achieve specified maximum noise levels and condition 25 requires that appropriate acoustic fencing be provided to dwellings along the southern boundary of the site (adjacent Langley Lane).

An addendum noise report has been submitted with the reserved matters application which sets out mitigation measures proposed in order to overcome issues arising from the proximity of the proposed dwellings to Langley Lane and associated traffic noise. Mitigation measures include alternative ventilation to particular plots and acoustic boundary treatments for garden areas closest to Langley Lane.

The mitigation measures are in line with those previously reviewed and approved by the Council's Public Protection service - the mitigation detail contained within the report will achieve the required internal and external noise levels. The requirement for a verification report to be submitted as part of condition 24 of the outline permission will ensure that the measures are implemented on site. The addendum has also been submitted in order to 'discharge' condition 25 of the outline consent which relates to acoustic fencing. A condition is therefore recommended to ensure the development is carried out in accordance with the addendum noise report and that the acoustic boundary treatments are installed prior to first occupation of the dwellings and retained as such thereafter.

On this basis it is considered that the proposal accords with Core Strategy Policies G9 and DM1 in that it will provide a satisfactory standard of amenity for new occupiers with respect to noise or other disturbance.

Landscaping & Biodiversity

The application is supported by an Arboricultural Method Statement in order to assess the impacts of the proposed development on trees within and adjacent to the site. Some tree and hedgerow removal is required across the site in order to

accommodate the proposed development, as per the previously consented proposals for the site, including the removal of the field boundary hedge which runs north/south through the centre. The site is not located within a conservation area and there are no relevant Tree Protection Orders. Protective fencing is proposed to ensure trees to be retained are adequately protected during the development. Details of the fencing specification and proposed locations are contained within the Arboricultural Method Statement. There is no substantive change between the detail provided and that previously approved under the provisions of the previous application for reserved matters consent. A condition is attached to ensure the development is carried out in full accordance with the Arboricultural Impact Assessment and Arboricultural Method Statement to ensure retained trees are adequately protected during development.

Areas of hard and soft landscaping are proposed across the site including street trees, planting in rear gardens and the use of hedgerows to assist in defining boundaries of the site and within front gardens. Further landscaping is proposed along the northern and north-eastern edges of the site, where the Public Open Space is proposed and will include amenity and species rich grassland, blub planting, woodland planting and tree planting. A combined footway/cycleway is proposed within the landscaped area and would run east to west within the site linking to the existing public right of way to the east of the site, which in turn connects to the adjacent Wainhomes site and the Hollin Lane West and Hollin Lane East sites beyond.

The application is supported by a series of landscape plans and a landscape management plan which substantially accord with those previously approved for the site, with the only minor changes being to the layout of the plot landscaping to accommodate changes in respect of the Alton housetypes. In respect of soft landscaping, private lawns will be provided to the front and rear of properties. Tree planting is proposed across the site both within private garden areas and areas of Public Open Space to the north of the site. Once established these trees will make a positive contribution towards the green aesthetic of the development.

The application is also supported by a boundary treatment plan. The plan accords with that previously approved for the site under the last reserved matters scheme and indicates that rear boundary treatments of properties and common boundaries between rear gardens would comprise of 1.8m close boarded fences with pedestrian access gates. For corner plots where rear boundaries are at the back of footpaths a 1.8m high wall is proposed. For properties fronting Langley Lane 2.2m high close boarded fencing is proposed in between the dwellings/top of driveways with 2.2m high brick walls where gardens are adjacent to a road rather than abutted by another garden.

Ornamental railings, set between brick piers, are to be installed along the southern boundary of the site, adjacent to Langley Lane, to be painted black. Feature brick entrance posts, 1.5m in height, are proposed at the pedestrian/cycle access points off Langley Lane.

The boundary treatments are considered appropriate in terms of design, materials and the existing character of the area and would meet the requirements of core strategy policies DM1 and P3.

Access and Highways

The impact on the surrounding highway network and the matter of access to the site were considered as a detailed element of the outline application and subsequently agreed. The S106 agreement secures a financial contribution for improvements to cycle lanes in the vicinity as well as a financial contribution for the provision of two

new bus stops on Hollin Lane or improvements to existing bus stops on Langley Lane. In addition the applicants agreed to enter into a S278 agreement to secure the implementation of a series of offsite highway improvement works in the vicinity of the site.

Condition 8 of the outline planning permission requires provision of appropriate connectivity between the site and the network of Public Rights of Way in the vicinity of the site and the adjacent Wainhomes site. The Public Right of Way to the east of the site is to be retained in its current position with two links proposed from within the site as per the previous proposals for the site.

The approved access points would lead to a central spine road running from east to west within the site with smaller cul-de-sacs and shared drives extending from this. Footpaths are provided throughout the site in order to encourage walking and cycling and in addition cycle and pedestrian links are proposed between the site and Langley Lane. The proposed parking provision is considered acceptable with dwellings being provided with a minimum of two driveway spaces. A condition is recommended to ensure the parking spaces are provided prior to first occupation of the dwellings and retained as such thereafter.

A number of properties would be served by shared driveways which would remain un-adopted. The remainder of the roads within the site are intended to be adopted. The application is supported by a swept-path analysis plan indicating how refuse vehicles can access and turn within the site.

The proposals have been subject of consultation with the Highways Authority, which has raised no objection to the scheme, noting that the site layout remains acceptable and adequate provision for off-road parking would be made. Accordingly, the proposals are considered to comply with Policies T2 and DM1 of the Rochdale Core Strategy.

Drainage

In accordance with condition 10 of the outline planning permission, the application is accompanied by detail of the proposed foul and surface water drainage scheme. The drainage principles contained within the scheme accord with those agreed previously for the site under the provisions of reserved matters consent 16/01430/REM, notwithstanding the minor updates to the layout of drains to accommodate the changes to the plot layouts.

Conclusion

The revised details submitted in respect of the reserved matters of appearance, landscaping, layout and scale for the proposed 117 dwellings are considered to be acceptable and accord with the policies of the adopted Rochdale Core Strategy and the National Planning Policy Framework. It is therefore recommended that permission is granted subject to conditions.

RECOMMENDATION

GRANT subject to the following conditions:

1 This permission relates to the following plans:
Location Plan ref. 20219-LP01
Planning Layout ref. 20219-PL01 rev. L
Proposed Housetypes ref. 20219-HT-01
Materials Layout Plan ref. TW-ML-M-LL-01 rev. G
Standard Garage Design ref. 300-GD-28

Refuse Strategy Layout ref. 20219-RS01 rev. C
Highways and Drainage Layout ref. 30254/1 rev. Q
Langley Lane: Landscape Proposals ref. D6024.002G
Langley Lane: Play Provision ref. D6024.010
Langley Lane: Open Space Biodiversity Enhancements ref. D6024.012E
Langley Lane: Boundary Details – Sheet 1 ref. D6024.014F
Langley Lane: Boundary Details – Sheet 2 ref. D6024.015F
Langley Lane Detailed Planting Plan – Overall Plan ref. D6024.035E
Langley Lane Detailed Planting Plan – Area 1 ref. D6024.036E
Langley Lane Detailed Planting Plan – Area 2 ref. D6024.037E
Langley Lane Detailed Planting Plan – Area 3 ref. D6024.038E
Langley Lane Detailed Planting Plan – Area 4 ref. D6024.039D
Langley Lane Detailed Planting Plan – Area 5 ref. D6024.040D
Langley Lane Detailed Planting Plan – Area 6 ref. D6024.041D
Langley Lane Detailed Planting Plan – Area 7 ref. D6024.042D
Langley Lane Public Open Space Areas ref. D6024.043C
Construction Details for Standard GRP Unit Substation ref. ES352-A2-016/02J

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.

2 The development shall be carried out in accordance with the approved materials specification (as detailed on the approved Materials Layout plan ref. TW-ML-M-LL-01 rev. G).

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

3 Notwithstanding the requirements of condition 1 of this permission and the detail shown on plan ref. ES352-A2-016/02J, the substation shall be finished externally using Brick Effect GRP to the elevations to match Camtech Montrea Handmade Brick at Plot 17 and Forticrete SL8 Sunrise Blend tile to the roof.

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

4 The development shall be carried out in accordance with the recommendations of the submitted Arboricultural Impact Assessment by TEP (ref. 6024.003 rev. 3.0 dated 16/04/19) and the Arboricultural Method Statement by TEP (dated April 2019 (Version 3)).

Reason: To safeguard trees on the site and to ensure that adequate provision is made for their protection whilst the development is carried out in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5 No dwelling hereby permitted shall be occupied until such time as the car parking, servicing and other vehicular access arrangements shown on the approved plans to serve that dwelling have been made fully available for use.

The approved car parking areas, servicing and vehicular access arrangements shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 No more than 95 dwellings on the site shall be occupied until such time as the bird, bat and amphibian habitat creation features detailed on the approved Open Space Biodiversity Enhancements plan (ref. D6024.012E) have been installed on site. The features shall be retained as such thereafter.

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

7 The proposed communal bin collection points, as shown on the approved Refuse Strategy Plan drawing ref. 20219-RS01 rev. C, shall be made available for use prior to first occupation of any dwelling reliant on such facilities.

Reason: In the interests of facilitating the safe and convenient collection of refuse from the site in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8 Boundary treatments to each plot shall be erected in accordance with the details hereby approved prior to first occupation of the dwelling on that plot.

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

9 No more than 100 dwellings on the site shall be occupied until such time as all boundary treatments within the areas of Public Open Space (as defined on plan ref. D6024.043C) have been installed in accordance with the details hereby approved. All such boundary treatments shall be retained as installed thereafter.

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

10 No more than 100 dwellings on the site shall be occupied until such time as the Public Open Space and associated Local Equipped Area for Play (LEAP) on the eastern edge of the site (as detailed on plan ref. D6024.010) have been laid out in accordance with the approved details and made available for use.

Reason: In order to ensure provision of suitable public open space within the site in accordance with the provisions of Policies G6 and G7 of the adopted Core Strategy and the National Planning Policy Framework.

11 The hard and soft landscaping works to each plot shall be completed in accordance with the details hereby approved prior to first occupation of the dwelling on that plot. No more than 110 of the dwellings on the site shall be occupied until such time as the remaining hard & soft landscaping and biodiversity planting have been completed in accordance with the details hereby approved. Any trees or shrubs planted 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: In order to ensure appropriate landscaping to the site in accordance with the provisions of Policies P2, P3 and G6 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

12 The development hereby permitted shall be carried out in accordance with the mitigation provisions of the Addendum Noise Impact Assessment (ref. AC102542-1R3 dated 5th March 2019). Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking, re-enacting or modifying that Order, the acoustic boundary treatments (as detailed on Map 4 of the Addendum Noise Impact Assessment and on plan refs. D6024.014F and D6024.015F) shall be retained as installed thereafter.

Reason: To safeguard the amenity of future occupants of the development hereby approved in accordance with policies G9 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

13 The Local Equipped Area for Play (LEAP) (as detailed on plan ref. D6024.010) shall be managed and maintained in accordance with the details set out in the Habitat and Landscape Management Plan ref. 6024.001 rev. 4.0 dated 09/04/19.

Reason: In order to ensure appropriate provision, management and maintenance of the LEAP in the interests of visual amenity and safety in accordance with the provisions of Policies P2, P3, G6, G7 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

14 Notwithstanding the provisions of Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking, re-enacting or modifying that Order, no rear/side extensions shall be constructed to the dwellings on identified driveway areas and no outbuildings shall be erected on identified driveway areas at Plots 1-4, 6-9, 12-22, 25-29, 32-33, 36-37, 40-41, 46, 50-51, 54-73, 77-87, 90-96, 102-117 inclusive (as identified on the approved site layout plan ref. 20219-PL01 rev. L) without the express permission of the Local Planning Authority.

Reason: To ensure adequate provision for off street car parking is retained in accordance with the requirements of policies DM1, T1 and T2 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development Supplementary Planning Document and the National Planning Policy Framework.

15 Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order) no dormer windows shall be added to the dwellings without the express permission of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of surrounding dwellings and in accordance with the requirements of Policy DM1 of the adopted Rochdale Core Strategy, the Guidelines and Standards for

Residential Development Supplementary Planning Document and the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during pre-application discussions 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.

Notes for Applicant:

INFORMATIVE:
The applicant's attention is drawn to the physical security measures recommended by Design for Security at section 4.1 to 4.4 of the submitted Crime Impact Statement (ref. 2014/0431/CIS/02).

Report Author David Allen