

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00245/VRCON	Claire Ringwood	21 st June 2023

Address: Land To The South Side Of William Street, Littleborough, OL15 8JP

Proposal: Section 73 application for amendment to condition 2 of planning permission 20/01325/FUL (Demolition of existing building and construction of 7 no. houses) to include erection of garages for plots 5 and 7, garden office for plot 6 and removal of telecoms mast - Part Retrospective

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	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
-----	--	-----

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

RECOMMENDATION	GRANT subject to conditions
----------------	-----------------------------

CHECKED AND SIGNED OFF BY: RG

DATE: 23 June 2023

SITE

The application site formerly contained a brick workshop building sited south of William Street approximately 600m east of Littleborough Town Centre. The former workshop included a broadly rectangular footprint approximately 275m² and was set against the highway with no formal intervening footway. The site is currently under construction following planning permission 20/01325/FUL for the construction of 7 houses. There is a telecommunications lattice tower to the southeast corner. Vehicular entrances are provided from William Street.

The site lies within the Defined Urban Area, as set out under saved policy G/D/1 of the UDP, with no other designations presiding over the site. The surrounding area is mixed in character, comprising larger grain industrial and commercial uses immediately to the south and east, with terraced dwellings to the north and west.

PROPOSAL

The application seeks to vary condition 2 of planning permission 20/01325/FUL.

This condition is included in full below.

Condition 2 of 20/01325/FUL

This permission relates to the following plans:-

- o Dwg. 01/01 - Location Plan
- o Dwg. 02 - Existing Floor Plans
- o Dwg. 03 - Existing Elevations
- o Dwg. D C/W S/T S19-01 - Existing Site Plan
- o Dwg. 05/04 - Proposed Site Plan
- o Dwg. 06/01 - Proposed Street Scene
- o Dwg. 13/03 - House Type 3 Floor Plans and Elevations
- o Dwg. 15 - Plots 1,2,5 and 6 Floor Plans and Elevations
- o Dwg. 16 - Plots 3 and 4 Floor Plans and Elevations

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

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

The drawings submitted with the current application are:

Drawing No: 04 Rev 01 – Location Plan
Drawing No: 50 Rev 03 – Site Plan with Outbuildings
Drawing No: 51 Rev 01 – Garages
Drawing No: 52 – Garden Office

Drawing No: 110 Rev 03 – Block 01 Plans
For the avoidance of doubt this relates to previous Plots 1 and 2 (and replaces Drawing No: 15 – Plots 1, 2, 5 and 6)

Drawing No: 111 Rev 03 – Block 04 Plans

For the avoidance of doubt this relates to previous Plots 5 and 6 (and replaces Drawing No: 15 – Plots 1, 2, 5 and 6)

Drawing No: 112 Rev 02 – Block 02 & 03 Plans

For the avoidance of doubt this relates to previous Plots 3 and 4 (and replaces Drawing No: 16 – Plots 3 and 4)

Drawing No: 113 Rev 02 – Block 05 Plans

For the avoidance of doubt this relates to previous House Type 03 (and replaces Drawing No: 13/03 – House Type 3 Floor Plans and Elevations)

Drawing No: 130 Rev 02 – Block 01 & 04 Elevations

For the avoidance of doubt this relates to previous Plots 1, 2, 5 and 6 (and replaces Drawing No: 15 – Plots 1, 2, 5 and 6)

Drawing No: 131 Rev 02 – Block 02 & 03 Elevations

For the avoidance of doubt this relates to previous Plots 3 and 4 (and replaces Drawing No: 16 – Plots 3 and 4)

Drawing No: 132 Rev 02 – Block 05/Plot7 Elevations

For the avoidance of doubt this relates to previous House Type 03 (and replaces Drawing No: 13/03 – House Type 3 Floor Plans and Elevations)

Drawing No: 102 Rev 01 – Proposed Materials

For the avoidance of doubt this drawing is the same as approved under 22/00666/DOC

Drawing No: 103 – Driveway Details

For the avoidance of doubt this is the same as approved under 22/00666/DOC

Drawing No: 00052/E02 – Proposed Drainage Layout

Drawing No: 00052/E05 Rev A – Drainage Construction Details (Sheet 1 of 2) dated 10.06.2022

Drawing No: 2132/E06 Rev A – Private Pavement Construction Details

Construction Management Plan Rev A – 01.01.22 by Progressive Architecture

Invasive Species Report by Total Groundcare Solutions dated 4 May 2021

Environmental Noise Survey, Noise Break-In Assessment & Sound Insulation Scheme by Nova Acoustics dated 17/05/2021, Project Number 5941JP, Version 01

Phase 1 Desk Study by Demeter Environmental Ltd, 20-11-03 Revision 0, dated November 2020

Phase 2 Geoenvironmental Investigation Report by GeoInvestigations dated March 2022, Report No. 591-R-01

This application seeks to substitute previously approved Drawing No: 05 Rev 04 – Site Plan with Drawing No: 50 Rev 03 – Site Plan with Outbuildings and add Drawing No: 51 Rev 02 – Garages and Drawing No: 52 – Garden Office. However, other amendments are proposed and these include:

1. Removal of the existing telecommunications mast in the south east corner of the site;
2. Construction of an outbuilding (garden office) to the rear of Plot 6;
3. Construction of one building comprising two garages (one for Plot 5 and one for Plot 7);
4. Removal of two trees adjacent to telecommunications mast;
5. Relocation of bin storage. Plot 2 bin store relocated to the front; Plot 3 bin store relocated to opposite side of the rear patio; Plot 4 bin store relocated to opposite side of the rear patio; Plot 5 bin store relocated to the front; and
6. Alterations to fenestration details of Plot 7 to include removal of all side facing windows, replacement of one rear window with a patio doors and window, relocation of velux roof window in rear roof slope, changes to the internal layout and amendments to rear patio area;
7. Additional roof lights to rear roof slope of Plots 1, 2, 3, 4, 5 and 6;
8. Larger roof lights to front roof slope of Plots 1, 2, 3, 4, 5 and 6;
9. Additional first floor front window to Plot 1 and Plot 6;
10. Additional first floor side window to Plots 3 (east elevation) and Plot 4 (west elevation)

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO2	Creating successful and healthy communities
C1	Delivering the right amount of housing in the right places
C2	Focusing on regeneration areas and economic growth corridors/areas
C3	Delivering the right type of housing
C4	Providing affordable homes
C6	Improving health and well being
C7	Delivering education facilities
C8	Improving community, sport, leisure and cultural facilities
SO3	Improving design, image and quality of place
P3	Improving design of new development
SO4	Promoting a greener environment
G6	Enhancing green infrastructure
G7	Increasing the value of biodiversity and geodiversity
G8	Managing water resources and flood risk
G9	Reducing the impact of pollution, contamination and land instability
SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility
DM1	General development requirements

SD1 Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
EM/7	Development and Flood Risk
EM/8	Protection of Surface and Ground

Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development (June 2016)
Oldham and Rochdale Urban Design Guide

RELEVANT SITE HISTORY

20/01325/FUL - Demolition of existing building and construction of 7 no. houses.
Approved 01/12/2021.

22/00666/DOC - Submission of details to comply with conditions 3 (CMP), 4 (Drainage) 5 (Contamination) 6 (materials), 7 (Biodiversity Enhancement), 8 (Access Details), 10 (Landscaping), 11 (Boundary Treatments) and 13 (Obscure Glazing) of planning permission 20/01325/FUL. Discharged 12/07/2022.

22/00882/VRCON - Section 73 Application to vary conditions 3 (CMP), 4 (Drainage) and 5 (Contamination) of Planning Permission 20/01325/FUL. Approved 29/09/2022.

CONSULTATION RESPONSES

Environmental Health - Noise/Odours

The report is the one that was submitted with the original application, there is no mention of the planned amendments. Given the proximity of the existing industrial units it is essential that an addendum to the report is submitted to show the new buildings, what noise they will be exposed to, what effect this may have on the existing design, and how this will be mitigated.

Ecology

The proposed amendments will not significantly change the ecological issues that were present on this site. I therefore have no objection to addition of garages to plots 5 & 7 and outbuilding to plot 6.

Environmental Protection

The supplied report is acceptable, suitable condition:

A Remediation Verification Report detailing the design and installation of the remedial measures shall be submitted and subject to the approval in writing of the Local Planning Authority prior to the development being brought into occupation or first use.

Highways

The proposed garages would provide additional parking for the overall development which is beneficial. We do have some minor concerns regarding access into the garages which would on occasion be obstructed by parked vehicles however, as these spaces are allocated to the individual plots in control of the garages this may not be an issue.

Highways raise no objection to this application but would ask that both the garages and the garden office are retained for their intended use via planning condition.

Drainage & Flooding Officer

No comments to make.

United Utilities

No comments at the time of writing.

REPRESENTATIONS

Letters of notification were sent to all surrounding properties. 1 letter of objection was received raising concern over the following matters:

1. The previous approval removed by condition permitted development rights for further alterations to the buildings and also removed the right to construct outbuildings within the curtilage of properties. Planning permission would therefore be required for any outbuildings and would be required to be assessed under Council Policy and specifically BS noise assessments to ensure acceptable noise levels within these residential outbuildings were achievable given their intended or future uses;
2. The garage for Plot 7 and outbuilding could be used for other uses and no acoustic details have been provided. Planning permission would not necessarily be required for the use of the garage and outbuilding additional living accommodation to the main house which may give rise to noise complaints;
3. Additional noise assessments of the annotated private garden has not been undertaken;
4. Approval of this application without such controls would undermine the consented permission in respect of the noise environment for the residents of the dwellings and lead to unacceptable pressures on the adjacent industrial operations, contrary to the NPPF.

ANALYSIS

Procedural Matters

The application seeks to vary condition 2 of planning permission 20/01325/FUL which was for the erection of 7 dwellings following demolition of the existing building on site. The approved dwellings are currently under construction.

It is noted that a number of conditions relating to the above permission have previously been discharged (application ref: 22/00666/DOC) and a separate s73

application has been approved relating to conditions 3, 4 and 5 (application ref: 22/00882/VRCON).

This application seeks to amend the previously approved plans as detailed above.

The removal of the telecommunications mast will be a benefit to the scheme and will improve the visual amenity of the area and the occupiers of the existing and proposed properties. However, two new birch trees to the rear of the mast were previously approved in the discharge of condition 10 of 22/00666/DOC. A condition will be included in the decision requiring a minimum of two new trees to be planted within the development to ensure there is no loss of tree planting.

The proposed garden office is located to the rear of Plot 6 and measures 4.6m x 5m with full height windows and door facing into the garden of Plot 6. The proposed outbuilding has a flat roof (with a slight slope) and measures 2.5m in height and constructed of timber panels. Plot 6 has the longest rear garden and the proposed outbuilding is located at its furthest end adjacent to the proposed garages and the industrial units. As such, it is not considered harmful to the character and appearance of the area or existing and proposed neighbouring properties.

The proposed garages are located to the rear of Plot 5 and Plot 6 following the removal of the existing telecommunications mast and to the west of the proposed garden office. The garages would provide additional parking for Plot 5 and Plot 7. The number of parking spaces will remain as previously approved.

The proposed garage building measures 11.1m in width and 5.5m in depth. It would have a pitched roof measuring 2.4m in height to eaves level and 4m at its highest point. The materials will consist of red brick and slate effect tiles. Garage doors are proposed to the front along with a separate door for Plot 7, a door and window are proposed to the side elevation of the proposed garage providing access to the rear garden of Plot 5. The proposed garages are located to the south of the site and sufficient distance from existing and future residents and the building is not considered harmful to the character and appearance of the area or existing and proposed neighbouring properties. A condition will be included for the garages to be retained for their intended purpose at all times.

The relocation of bin storage to Plots 2, 3, 4 and 5 is also proposed. Some locations remain within the rear gardens however, bin storage for Plots 2 and 5 is now proposed in the front garden within an enclosed timber store. The bin stores are set back from the road and they are not considered harmful to the character and appearance of the area or neighbouring properties.

Alterations to the fenestration details of Plot 7 are also proposed and these include the removal of all side facing windows, the replacement of one rear window with a patio door and an additional window, the relocation of a velux roof window in the rear roof slope, changes to the internal layout and amendments to rear patio area. These alterations are not considered harmful to the character and appearance of the area nor will they impact on the living environment of neighbouring properties.

Additional roof lights are also proposed to the rear roof slopes of Plots 1, 2, 3, 4, 5 and 6 and larger roof lights are proposed to the front roof slopes of Plots 1, 2, 3, 4, 5. These are not considered harmful to the character and appearance or the area or the living environment of neighbouring properties.

An additional first floor front facing window is proposed to Plot 1 and Plot 6 and additional first floor side windows to Plot 3 (east elevation) and Plot 4 (west elevation). The front facing windows will match the fenestration details on the other plots and is not considered harmful to the character and appearance of the area or harmful to the living environment of existing and future residents. The additional side windows will be conditioned to be obscure glazed and top hung which will be in line with Condition 13 of the planning permission 20/01325/FUL.

The use of the proposed garden office as residential accommodation not ancillary to the dwellinghouse would require separate planning permission although it is not felt appropriate to restrict the use of this building as a garden office as it is located at the rear of the garden and adjacent to industrial units and is located next to the proposed garages.

There was communal space allocated around the telecommunications mast under the original permission which is now proposed as private garden land to the front of the garage for Plot 7. A concern has been raised that no noise assessment has been undertaken for this use. However, the use of this small area of private garden space (which is separated from the main amenity space of the property) is unlikely to create any additional noise above and beyond other noise associated with the proposed residential dwellings and where there are several industrial buildings within close proximity to the site.

The Council's Environmental Protection (Noise) officer has been consulted and requested that an addendum to the submitted noise report be provided given the proximity of the industrial units. Reviewing the submitted Noise Impact Assessment that supported the original permission and is resubmitted, it is shown that the area where the outbuildings are to be sited is not significantly impacted by the nearby noise sources. Given this context and the nature of the proposed uses it is not considered that any further assessment would be proportionate to the scheme which can be constructed in accordance with the recommendations of section 6 of the Environmental Noise Survey, Noise Break-In Assessment & Sound Insulation Scheme and officers consider this to be acceptable.

Subject to the inclusion of new and amended conditions, the amendments proposed are considered to be in accordance with Policies DM1, P3, G9 of the Council's adopted Core Strategy and the National Planning Policy Framework.

RECOMMENDATION

GRANT subject to the following conditions:

Amended Condition 1 - Time Limit S73/Variation

The development hereby permitted shall begin no later than *three years* from the date of planning permission 20/01325/FUL issued 1st December 2021.

Reason: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Amended Condition 2 – Approved Plans

This permission relates to the following plans:

Drawing No: 04 Rev 01 – Location Plan
Drawing No: 50 Rev 03 – Site Plan with Outbuildings
Drawing No: 51 Rev 01 – Garages
Drawing No: 52 – Garden Office
Drawing No: 102 Rev 01 – Proposed Materials
Drawing No: 103 – Driveway Details
Drawing No: 110 Rev 03 – Block 01 Plans
Drawing No: 111 Rev 03 – Block 04 Plans
Drawing No: 112 Rev 02 – Block 02 & 03 Plans
Drawing No: 113 Rev 02 – Block 05 Plans
Drawing No: 130 Rev 02 – Block 01 & 04 Elevations
Drawing No: 131 Rev 02 – Block 02 & 03 Elevations
Drawing No: 132 Rev 02 – Block 05/Plot7 Elevations

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

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

Amended Condition 3 (varied under Condition 2 of 22/00882/VRCON) – Construction Management Plan

The development hereby approved shall not be carried out otherwise than in accordance with the Construction Management Plan Rev A by Progressive Architecture dated 01/01/2022

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework.

Amended Condition 4 (and also varied under condition 3 of 22/00882/VRCON) – Disposal of foul and surface waters

The drainage for the development hereby approved shall be carried out in full accordance with the following plans:

Drawing No: 2132/E06 Rev A - Private Pavement Construction Details by SEA Consulting Engineers, dated 10.06.2022
Drawing No: 00052/E05 Rev A - Drainage Construction Details Sheet 1 of 2) by SEA Consulting Engineers 10.06.2022
Drawing No: 00052/E02 - Proposed Drainage Layout by SEA Consulting Engineers dated 10.6.22

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Amended Condition 5 (varied under condition 4 of 22/00882/VRCON) – Investigation and risk assessment

The development hereby approved shall be carried out in full accordance with the approved remediation strategy contained within section 6 of the submitted Phase II Geoenvironmental Investigation Report by Geoinvestigations Ltd ref. 591-R-01 and dated March 2022.

No dwelling shall be occupied until such time as a verification report has submitted to and approved in writing by the Local Planning Authority confirming the effectiveness of the remediation measures in addition to confirming that no unexpected contaminants were identified.

In the event that unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall be remediated thereafter within strict accordance with the approved remediation strategy and a verification report submitted to and approved in writing prior to the first occupation of any dwelling.

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 and the National Planning Policy Framework.

Amended Condition 6 (and also varied under condition 5 of 22/00882/VRCON) – Materials

The materials to be used in the construction of the external surfaces of this development shall be as specified on Drawing No: 102 Rev 01 – Proposed Materials unless otherwise agreed in writing with the Local Planning Authority.

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

Amended Condition 7 (varied under condition 6 of 22/00882/VRCON) – Biodiversity enhancements

Prior to the first occupation of any dwelling hereby approved, the biodiversity measures shall be installed in complete accordance with the details set out in Drawing No: Rev 03 – Site Plan with Outbuildings and shall be retained and maintained 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.

Amended Condition 8 (varied under condition 7 of 22/00882/VRCON) – Vehicular access

The details of the access road as shown on Drawing No: 103 – Driveway Details shall be carried out in full prior to the first occupation of the dwellings in order to comply with the requirements of the condition.

Reason: In the interest of highway safety and the free flow of traffic and satisfactory drainage of the site and in accordance with Policies G8, T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Amended Condition 9 (varied under condition 8 of 22/00882/VRCON) – Development in accordance with recommendations of section 6 of Noise Impact Assessment

The development hereby approved shall be constructed in complete accordance with the recommendations of sections 6 of the submitted Environmental Noise Survey, Noise Break-In Assessment & Sound Insulation Scheme by Nova Acoustics dated 17/05/2021, Project Number 5941JP, Version 01. The units hereby approved shall not be occupied until a verification report has been submitted to and approved in writing by the Local Planning Authority to demonstrate that the following internal and external noise levels have been achieved:

35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

The necessary measures shall be retained at all times thereafter.

Reason: In the interest of amenity and in compliance with policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Amended Condition 10 (and also varied under condition 9 of 22/00882/VRCON) – Hard and soft landscaping

The landscaping scheme as shown on Drawing No: 50 Rev 03 – Site Plan with Outbuildings shall be carried out no later than within the first planting season of the first occupation of the approved development.

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 Policies P1, P2, P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Amended Condition 11 (and also varied under condition 10 of 22/00882/VRCON) – Boundary details

No part of the development shall be occupied until boundary treatments have been erected in complete accordance with Drawing No: 50 Rev 03 – Site Plan with Outbuildings. The structures shall thereafter be retained.

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.

Amended Condition 12 – Car Parking

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

Amended Condition 13 – Obscure glazed windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of each respective plot (as identified on Drawing No: 50 Rev 03 – Site Plan with Outbuildings - Received 10/03/2023) listed below, the windows facing east and west at upper floor level(s) on plots 1-6 inclusive, the windows facing east on the ground floor on plots 2 and 3, and the windows facing west at ground floor level on plots 4 and 5 hereby approved shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be fitted with top-hung windows. The windows shall be retained as such thereafter:

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

Condition 14 – Permitted Development

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

Reason: To prevent the reduction of rear private gardens in the interest of privacy, in accordance with the objectives of Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

New Condition 15 – Tree Planting

Prior to first occupation, a scheme for tree planting (with a minimum of two trees) shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall specify species, planting sizes, number of trees (including tree pit specifications where appropriate) and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policies P1, P2, P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.