

Agenda Item 6

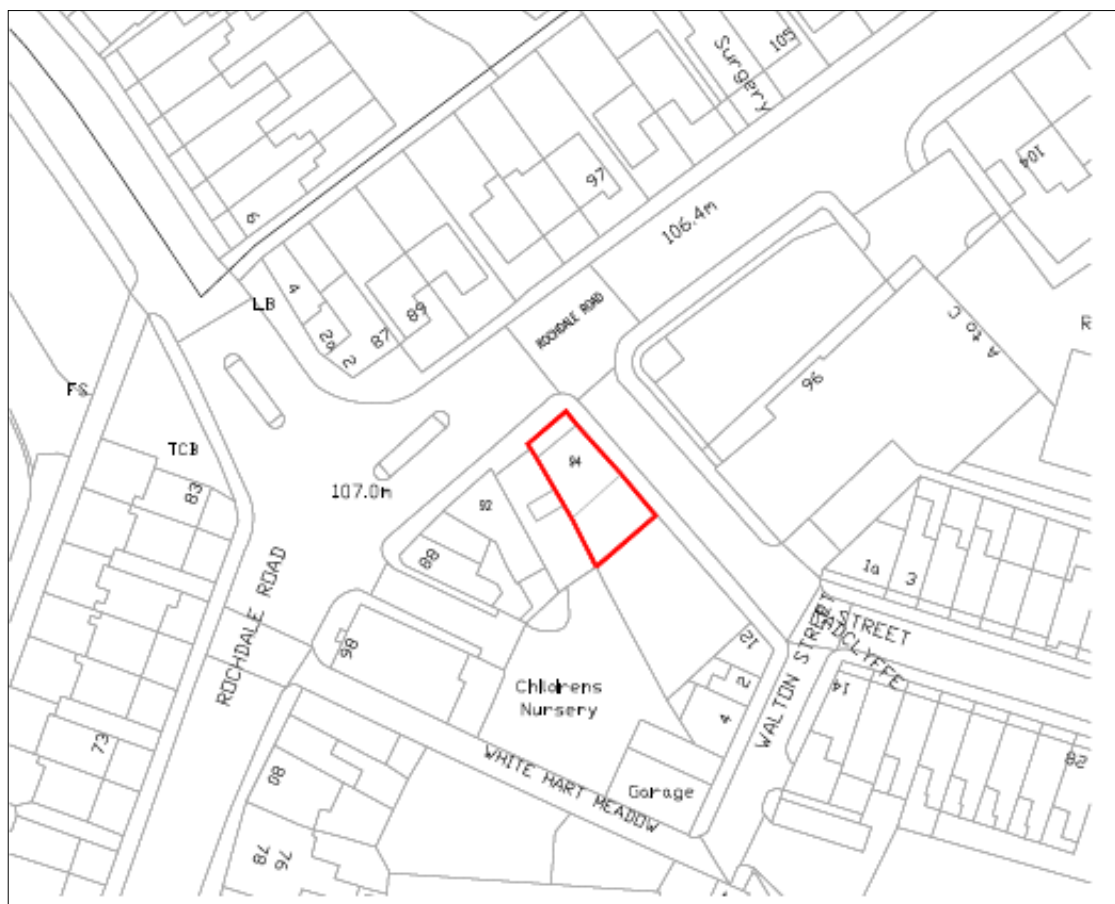
Report to Planning Committee



Date of Meeting	3 rd September 2024
Portfolio	Councillor Daniel Meredith Cabinet Member for Regeneration and Housing
Report Author	Claire Ringwood
Public/Private Document	Public

Application: 24/00432/FUL	Township: Middleton	Ward: North Middleton
Applicant: Horizon UK Property Group Ltd		Agent: MG Design Associates
Site Address: 94 Rochdale Road, Middleton, M24 2QA		
Proposal: Change of use from commercial unit (Class E) to a 7 bedroom / 7 person Sui Generis House in Multiple Occupation (HMO) including a single storey rear extension with 3 rooflights, cycle store and boundary treatment.		

SITE LOCATION



DELEGATION

- 1.1 The application is referred to the Planning and Licensing Committee in accordance with the scheme of delegation, as the application has been called in by Councillor Bromfield due to concerns raised in respect of parking, heritage, and concentration of HMOS in the area.

PROPOSAL SUMMARY

- 2.1 The application seeks planning permission for the change of use from a commercial unit (Class E) to a 7 bedroom / 7 person sui generis House in Multiple Occupation (HMO) including a single storey rear extension with 3 rooflights, cycle store and boundary treatment.

RECOMMENDATION

- 3.1 That planning permission be **GRANTED** subject to conditions.

REASON FOR RECOMMENDATION

- 4.1 The proposed change of use of the commercial unit to a 7 bedroom / 7 person HMO would be acceptable in principle and would provide a suitable standard of residential amenity for future occupiers of the development and would not harm the amenity of surrounding occupiers. There are no highway or pedestrian safety concerns and as such, the proposal complies with the development plan.

SITE

The application site consists of a vacant two storey detached commercial building on the corner of Rochdale Road and Radclyffe Street. The building was previously used as a kitchen showroom and has a small rear yard. There are roller shutters to the front, side and rear windows and doors. The surrounding area is predominantly residential comprising terrace, semi-detached and detached dwellings of various styles and designs. Along the Rochdale Road frontage there are a number of retail and commercial units with Power House Golf located in a larger unit to the north-east of the application site. A residential development for 43 dwellings is currently under construction to the south-east of the site on Fielding Street (applications 15/00494/OUT and 21/01628/REM).

The site is within the Defined Urban Area (Policy G/D/1) and an SSSI Impact Risk Zone as identified in the Proposals Map of the saved UDP. The site falls just outside the Middleton Town Centre Conservation Area.

PROPOSAL

Full planning permission is sought for the change of use of the commercial unit to a 7 bedroom / 7 person Sui Generis House of Multiple Occupation (HMO). To accommodate the change of use to a HMO, the existing internal layout of the building would be revised and a single storey rear extension constructed. The ground floor would comprise 3 bedrooms, a living room and a kitchen/dining room. The first floor comprises 4 bedrooms. All bedrooms have en-suites and there is rear access into a small yard where a sitting out area, bin storage area and cycle store are proposed.

The proposed single storey rear extension would extend the full width of the building and measures a maximum depth of 3.3m. The proposed extension would have a flat roof and measures 2.6m in height. Three rooflights are proposed along with two rear windows and a door.

A 1.8m brick wall to the side boundary is also proposed.

The submitted plans state the existing windows will be replaced with aluminium framed double glazing and the extension would be cream render. The existing fascia sign to the front will be removed and made good and the existing roller shutters will be removed.

There is no existing parking at the premises and none is proposed.

Accommodation Schedule

Bedroom 1 = 10.4sqm

Bedroom 2 = 11.3sqm

Bedroom 3 = 10.6sqm
Bedroom 4 = 11.3sqm
Bedroom 5 = 12.1sqm
Bedroom 6 = 10.5sqm
Bedroom 7 = 10.7sqm
Living Room = 17sqm
Kitchen/Dining Room = 17.6sqm

AMENDMENTS

The application originally proposed an 8 bedroom / 8 person HMO however, concerns were raised by the Council in regards to the lack of any communal living space and advice provided in respect of improving the internal layout. As such, amended plans have been received which removed one bedroom on the ground floor which allowed the provision of communal living space. The kitchen/dining room have been relocated to the single storey rear extension with access to the rear yard and rooflights added to the flat roof.

RELEVANT PLANNING POLICY

National Guidance

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

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

JP-S1 Sustainable Development
JP-J2 Employment Sites and Premises
JP-H3 Type, Size and Design of New Housing
JP-P2 Heritage
JP-C8 Transport Requirements of New Development

Adopted Rochdale Core Strategy (CS):

SD1 Delivering sustainable development
DM1 General development requirements

SO1 Delivering a more prosperous economy

E1 Establishing thriving town, district and local centres

SO2 Creating successful and healthy communities

- C1 Delivering the right amount of housing in the right places
- C3 Delivering the right type of housing

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

- G9 Reducing the impact of pollution

SO5 Improving accessibility and delivering sustainable transport

- T2 Improving accessibility

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development (June 2016).

RELEVANT SITE HISTORY

98/D35309 - Change of use from shop to hot food takeaway with storage space at first floor level. Refused 10/06/1998.

01/D38664 - Erection of detached single storey store room. Approved 26/04/2001.

13/00271/ADV - Erection of non-illuminated fascia signs to front and side elevations –Retrospective. Part granted/part refused 12/06/2013.

23/00975/FUL - Change of use from a commercial property (Class E) to a house of multiple occupancy (Sui Generis), removal of existing chimney, alterations to fenestration on all elevations and boundary treatments to the rear. Withdrawn 05/01/2024.

SUMMARY OF CONSULTATION RESPONSES

Environmental Health (Noise)

Summary: No objections in principle subject to a condition to ensure internal and external noise levels are achieved.

Greater Manchester Ecology Unit

Summary: The property is considered as having low-negligible potential to support bats however, an informative advising that works must cease if bats are found at any time during works is required.

Highways

Summary: Car ownership levels in HMOs is recognised as lower than in other dwelling types. The development is however situated on a busy public transport route and around 1km walk from Middleton Centre. As such we would consider this a sustainable route and do not believe we could sustain any objection to this proposal on insufficient parking grounds. Officers do not envisage any servicing issues associated with this proposal and accept the refuse storage location.

No objections but we do have concerns that construction traffic may damage the highway adjacent to the premises we therefore require a dilapidation survey is undertaken in advance of construction works. Upon completion the developer should remediate any damage apparent as a result of construction.

Transport for Greater Manchester

Summary: As the quantum of development falls below TfGM's trigger for review, there are no comments required from TfGM.

Conservation Officer

Summary: There are no heritage objections to the principle of a residential HMO use on the site and no objection in principle to replacing the windows, but these should be either timber or aluminium, with details to be agreed by condition. New and replacement doors should also be timber to ensure that any new windows and doors are sympathetic to the host building and the adjacent conservation area. Ideally, any new render would be lime based, to allow the building to breathe and details of hard and soft landscaping should also be required by condition.

Subject to the above amendments, it is likely that a neutral impact on the character and appearance of the Conservation Area can be achieved.

United Utilities

No comments at the time of writing.

Drainage

No comments at the time of writing.

Strategic Housing – Housing Standards

Summary: No objections to the new proposals now that a communal living area has been provided.

MEMBER REPRESENTATIONS

The application has been called in by Councillor Bromfield due to concerns raised in respect of parking, heritage, and concentration of HMOs in the area.

An objection has also been received from Councillor Allonby who raised concern over the concentration of HMOs in the area and insufficient parking available in the area. Comments were also made in respect of alleged illegal housing operations at nearby premises however this is not a material planning consideration.

REPRESENTATIONS

The application has been publicised with a press notice, a site notice and neighbour notification letters. 69 letters of objection were received, of which 66 were from individual addresses. A further 2 letters of support were received, of which 1 lists an address outside of the region. The representations are summarised below:

Supporter comments:-

1. The scheme looks well considered and refreshing to see someone looking to add quality housing to an area that needs it.

Objector comments:-

1. There are enough properties serving as HMOs in the area;
2. Rochdale and Middleton need quality accommodation;
3. Inappropriate location for a HMO and it would also be near a children's nursery;
4. The shared kitchen/dining space is not sufficient;
5. Lack of suitable outdoor private space;
6. Impact on highway and pedestrian safety;
7. Existing car parking problems would be exacerbated and as the application states the proposal will be for young professional and key workers they would likely own a vehicle;
8. When Radclyffe Street is opened up to traffic from the new development in Fielding Street this will become a busy cut through and increase the parking problems for the current residents and businesses;
9. Noise and disturbance and air pollution;

10. Impact on the local area and community which is made up of family dwellings;
11. Impact of HMOs on local residents in terms of crime, disturbance and types of occupants;
12. Safety of existing residents in respect of anti-social behaviour and another HMO will increase this;
13. Problems with existing HMOs in the area which inherently attract their own issues;
14. There are enough problems in the areas with vulnerable people and placing more in the same area will not be beneficial to those who need support;
15. The building should be kept as commercial;
16. HMOs are not properly regulated / looked after and tenants are treated poorly;
17. Increase in litter/refuse and the number of bins required in the small area would visually detract from the area and attract vermin;
18. Lack of infrastructure to support all the new houses in terms of health services and school places;
19. Concern for the future viability of the nursery if this facility goes ahead;
[Officer Note: This is not a material planning consideration]
20. Insufficient consultation regarding this proposal and the local authority should engage more with residents before making any decisions *[Officer Note: The Local Planning Authority are required to give neighbouring properties 21 days to comment on a planning application which meets the statutory requirements. If the application is presented to Planning Committee then residents have the opportunity to publicly speak at the meeting]*
21. Adding another HMO to the area which is already flooded with HMOs is limited legally and would be illegal *[Officer Note: There are no planning policies limiting the number of HMO's within a specific area]*
22. Approving this application may lead to complications in dealing with adjacent illegal HMO premises *[Officer Note: Each application is assessed on their own merits]*
23. This development is purely for profit *[Officer Note: This is not a material planning consideration]*
24. 8 double bedrooms could occupy 8 to 16 people *[Officer Note: The description of development has been amended and the proposal is for a 7 bedroom / 7 person HMO and therefore there would be a maximum of 7 people].*

Officer's response: The concerns relating to highway safety are addressed in the 'Highways' section of the report and the issues relating to noise and disturbance are addressed in the 'Amenity' section. However, it would be unreasonable to make assumptions in relation to the potential behaviour of any future occupants and personal opinions of future occupants of a HMO is not a

material planning consideration and these comments will not be addressed in this report.

ANALYSIS

Principle of development

The application site is located within the Defined Urban Area (Policy G/D/1 of the UDP) which 'ensures new development, where possible and appropriate, is concentrated within the urban area'. Policy C1 of the adopted Core Strategy seeks to provide the right amount of homes in the right places, with a specific focus on regenerating inner areas and town centres.

Chapter 5 of the NPPF seeks to deliver a sufficient supply of homes, with paragraph 60 setting out that *'the overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community'*. Paragraph 63 states *'within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in housing policies'*.

The principle of a HMO at this location is considered to be acceptable as the site is not within the town centre or its core commercial areas and thus the loss of a vacant former commercial premises at this location is not considered to have any significant detrimental impact. The location in a predominantly residential area which is sustainably located close to Middleton Town Centre is well suited for residential use. HMOs provide an additional housing accommodation option that contributes towards housing requirements in the borough and this instance would provide accommodation for 7 residents. As such the development is considered acceptable in principle, subject to compliance with other development management requirements, assessed below.

Accommodation Standards, Impact on Residential Amenity and Noise

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.

Policy JP-H3 of PfE states that all new dwellings should accord with the Nationally Described Space Standards. The NDSS requirement is for a higher standard / greater room size than is required under the HMO standards.

Paragraph 131 of the National Planning Policy Framework advises that planning decisions should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Further to the above are the

considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments *"should be carefully designed to protect the amenity of the occupants of adjoining properties."*

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should result in places with a high standard of amenity for existing and future users.

Future occupiers

The Nationally Described Space Standards (NDSS) state in order to provide one bed space, a single bedroom must be at least 7.5sqm and 2.15m wide. The Council's Housing Standards Officer has been consulted on the application and advised that bedrooms less than a minimum of 13sqm also require a communal living area and a living room for use by 6-10 individuals would require a minimum floor area of 16.7sqm. The proposed bedrooms have a minimum floor area of 10.4sqm and a maximum of 12.1sqm which exceeds the minimum requirements in the NDSS. The living room measures 17sqm and the kitchen/dining room 17.6sqm. Taking these measurements into consideration, the proposal exceeds the NDSS requirements and will provide an acceptable internal level of amenity for occupants.

All bedrooms have windows and a sun tunnel is also proposed to Bedroom 4 to ensure adequate light is available to this room. 3 rooflights are proposed to the single storey rear extension which will provide additional light to the living, kitchen and dining areas.

A Noise Impact Assessment has been submitted which concludes that noise levels at the site are dominated by road traffic on the adjacent Rochdale Road. The Council's Environmental Health (Noise) officer has reviewed this assessment and raised no objection in principle subject to a condition that the HMO is constructed in line with the requirements of the submitted Noise Impact Assessment to ensure acceptable internal and external noise levels are achieved.

A rear yard measuring approximately 34sqm is proposed which will accommodate a sitting out area, bin storage and a cycle store. Although this area is not large, it does provide an outdoor space that can be used for sitting out and/or drying clothes and due to its sustainable location there are opportunities to access other outdoor public amenity spaces within close proximity.

Privacy and overlooking/overbearing impacts

The only new windows are to the single storey rear extension and all other windows are to remain as existing. There are no side windows adjacent to 92 Rochdale Road and the side windows facing the golfing unit have views onto the

car park. The residential property to the rear of the application site at 2 Walton Street has no rear facing windows and there is a distance of approximately 26m between the rear first floor elevation of the building and this neighbouring property. Given the position and location of the windows it is not considered that the proposal would result in any loss of privacy or overlooking.

The proposed single storey rear extension would extend along an existing boundary wall with 92 Rochdale Road. The single storey nature of the extension and the flat roof design minimise the visual impact of the proposed extension on this neighbouring property and as such, officers do not consider that this would result in any material overbearing effects that would be detrimental to the living environment of the residents of this property.

Noise, disturbance and pollution

The level of noise and disturbance from 7 people is unlikely to be significantly harmful to the residents of neighbouring properties, additional nuisance is controlled by civil enforcement (police) and statutory nuisance legislation (Environmental Health). Management of the property would also be controlled through separate legislation in respect of management and licensing of HMOs which sits outside of the Planning System.

In light of the above, the proposal is not considered to 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, Policy JP-H3 of PfE, the SPD and the NPPF.

Impact on Character and Appearance

Policy DM1 of the Council's Core Strategy requires all development proposals, including changes of use of land and buildings, extensions and alterations, to demonstrate that they are of a high quality design and take the opportunity to enhance the quality of the area. Policy P3 of the Core Strategy acknowledges that good design will improve the image and attractiveness of the borough as a place to live, work and visit. This policy requires all new developments to adhere to high quality design and enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.

In addition, Core Strategy Policy C3 requires a high standard of development and layout that produces attractive places. Furthermore, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments are sympathetic to local character and visually attractive as a result of good architecture, layout and effective landscaping. Policy JP-H3 of PfE

states 'residential developments should provide an appropriate mix of dwelling types and sizes reflecting local plan policies'.

The application site lies on a corner plot, adjacent to the Middleton Town Centre Conservation Area. The property appears to date from the 19th century although it has been altered, including render on the front elevation onto Rochdale Road. Changes also appear to have been made to the fenestration on both the side and front elevations.

Given the proximity to the Conservation Area, the proposal has the potential to impact on its setting. The application site was last in use as a kitchen showroom although it is noted that it has been vacant for a number of years. The Council's Conservation Officer has reviewed the application and raised no heritage objections to the principle of a residential HMO use on the site. The chimney is proposed to be retained and the removal of the roller shutters is welcomed. There is no objection to replacing the windows but these should be either timber or aluminium. This matter can be addressed by way of a condition. New and replacement doors should also be timber (secure by condition). This is to ensure that any new windows and doors are sympathetic to the host building and the adjacent conservation area. Ideally, any new render would be lime based, to allow the building to breathe and details of hard and soft landscaping should also be required by conditions.

The amended plans show a new brick boundary wall and gate along Radclyffe Street. Given the prominence of the site, this is considered a better option than a timber close boarded fence. There are bollards along this boundary frontage and these would need to be considered when adding a side gate to ensure adequate access can be gained to the rear yard.

Subject to the above conditions, the application is considered to have a neutral impact on the character and appearance of the Conservation Area and would not have a detrimental impact on the surrounding area in terms of design and appearance. The proposal is therefore considered to accord with Policies DM1, C3 and P3, JP-H3 of PfE and the NPPF.

Highways

Policy T2 of the Core Strategy sets out that development and infrastructure proposals are required to satisfy the Council's accessibility hierarchy and in all circumstances, the safety, accessibility and amenity of those who live or have business in the area will have priority, while providing reliable journey times for those travelling through. The Council's Maximum Car Parking Standards are set out in Appendix 5 of the Core Strategy. Policy JP-C8 of PfE states that 'we will require new development to be located and designed to encourage walking, cycling and public transport use, to reduce the negative effects of car

dependency, and help deliver high quality, attractive, liveable and sustainable environments’

The site is in a relatively sustainable location and is situated on a busy public transport route around 1km walk from Middleton Town Centre. The proposal does not include any car parking provision and none currently exists. The Council’s Highways Officer acknowledges the sustainable location of the site and has advised that this proposal will not generate any significant volume of traffic. Car ownership levels in HMOs is recognised as lower than in other dwelling types.

Concerns from local residents have been raised in regards to the lack of parking provision, existing parking issues in the area and the impact that the proposed HMO and the new development at Fielding Street will have on neighbouring roads. The new development at Fielding Street is for 43 dwellings with an access to some of the dwellings from Radclyffe Street. Officers acknowledge that there will be more traffic using Radclyffe Street however, the Fielding Street development provides parking on site.

Cycle storage is proposed in the rear yard and would consist of 4 x Sheffield Stands (providing provision for 8 bikes) which would be covered and secured

As such, as the application site is located on a sustainable route, Highways Officers do not believe an objection could be sustained for insufficient parking.

Bin storage is proposed within the rear yard and would be transported to the highway for collection via a gate onto Radclyffe Street. Highways Officers raise no objection to the bin storage arrangements.

Highways Officers raised no concerns in regards to highways safety although they highlighted that construction traffic may damage the highway adjacent to the site and therefore a dilapidation survey is required by way of condition to ensure remediation is undertaken should the highway be damaged.

Taking the above matters into consideration and subject to relevant conditions, the proposed development is in accordance with Policies DM1 and T2 of the adopted Rochdale Core Strategy, JP-C8 of PfE and the relevant requirements of the SPD and the NPPF.

OTHER MATTERS

The application has generated a number of concerns from local residents which have either been addressed in the Representations section above or within the analysis of the application itself. There are some other matters however, which do not fit into the report sections above but which are addressed below.

A large number of objections have focused on the proximity of the nearby nursery and the types of residents who would occupy the proposed HMO. Comments have been raised in respect of the potential increase in crime and the perceived behaviours associated with residents of HMOs in regards to anti-social behaviour and the safety of local residents. The behaviour associated with future tenants is not a material planning consideration. Any issues of anti-social behaviour would be controlled by standard approaches which would not differ from any other dwellinghouses other than there being a greater level of control over management issues of such a property due to additional regulation and licensing requirements associated with such properties.

The supporting information provided by the applicant provides details of recent developments they have delivered and managed by their in-house team. The applicant proposes to provide accommodation of a suitable quality in a sustainable location to attract prospective tenants.

Other concerns have been raised in respect of other 'illegal' HMO's in the locality where anti-social behaviour has been reported. Sui Generis HMO's require planning permission i.e. where there are more than 6 unrelated individuals sharing one or more basic amenity however, a C4 HMO is a property occupied by 3-6 unrelated individuals. A C4 HMO generally does not require planning permission as permitted development rights under Part 3 of the General Permitted Development Order (GPDO) apply. Notwithstanding this, other sites operation are not a material consideration in the determination of this application.

Conclusions

The proposed 7 bedroom / 7 person HMO would be acceptable in principle in this location and no unacceptable harm has been identified in respect of the residential amenity of surrounding occupiers or the living conditions of the future occupiers. The proposal would have a neutral impact on the significance of the Middleton Town Centre Conservation Area and there are no highway or pedestrian safety concerns and the recommendation is therefore to grant planning permission.

RECOMMENDATION

It is recommended that the Planning and Licensing Committee resolves to **GRANT planning permission** subject to the following conditions:

Time Limit

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).

Approved Plans

2. This permission relates to the following plans:

Drawing No: 94RR/200/PL – Site Location Plan and Proposed Site Plan
Received on 7th May 2024

Drawing No: 94RR/203/PL Rev P3 – Proposed Plan Layouts
Received on 13th August 2024

Drawing No: 94RR/204/PL Rev P4 – Proposed Elevations
Received on 14th August 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.

Materials

3. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the approved details.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Bin Storage

4. Prior to first occupation of the HMO hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with

those details shown on the approved plans and thereafter retained for use by occupiers of the HMO at all times.

Reason: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy T2 of the adopted Rochdale Core Strategy, Policy JP-C8 of PfE and the requirements of the National Planning Policy Framework.

Cycle Storage

5. Prior to first occupation of the HMO hereby approved, the cycle store shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the HMO at all times.

Reason: In order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy T2 of the adopted Rochdale Core Strategy.

Dilapidation Survey

6. No works shall commence in relation to the construction of the hereby approved extension until a dilapidation survey photographic survey showing the pre-development photographic condition of the immediate highway surrounding the building shall be submitted to and approved in writing by the Local Planning Authority.

Reason: Construction traffic associated with the development has the potential to cause further deterioration of the road's surface. The developer is required to undertake works of repair to the road surface where deterioration arises as a result of its use by heavy construction vehicles in order to facilitate safe and convenient access and circulation for vehicle traffic in accordance with the requirements of Policy T2 of the adopted Core Strategy.

Noise Levels

7. The HMO hereby approved shall be constructed in line with the requirements of the submitted Noise Impact Assessment to ensure the following internal and external noise levels are achieved:
 - 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
 - 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;

- 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

Prior to the first occupation of the development hereby approved, an acoustic verification report shall have been first submitted to, and approved in writing by, the Local Planning Authority, confirming that the above levels have been achieved.

Reason: In order to safeguard the amenities of the area and to prevent nuisance arising in accordance with Policies DM1 and G9 of the Rochdale Council Core Strategy and the National Planning Policy Framework.

Construction Hours

8. 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.

HMO Communal Space

9. The development hereby approved shall be for use by 7 residents only and the communal living spaces as shown on approved Drawing No: 94RR/203/PL Rev P3 – Proposed Plan Layouts shall be retained for communal use for so long as the property remains in use as a HMO.

Reason: To ensure that an adequate standard of amenity and living space is provided for the residents in accordance with DM1 of the adopted Rochdale Core Strategy, Policy JP-H3 of PpE, the SPD and the NPPF.

Landscaping

10. Prior to first occupation of the HMO hereby approved, details of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. Planting shall be carried out in accordance with the approved details in the first planting and seeding season following the occupation of the HMO. 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 the Conservation Area and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework