

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE	DETERMINATION DATE (EXTENSION OF TIME)
24/00959/FUL	Nick Brookman	29 April 2025	6 May 2025

Address: Land adjacent at Hillbank Street and Church Avenue, Middleton

Proposal: Erection of 5 no. dwellinghouses with associated landscaping and car parking following the demolition of existing garages

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?	Y

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

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

DATE: 2 May 2025

SITE

The application site comprises two parcels of land which are currently privately owned and occupied as garage plots.

The two plots are located approximately 4km to the north of Middleton Town Centre and 6.5km to the south of Rochdale Town Centre.

The surrounding area is predominantly residential with properties to the north, south and west. The east of the application site is currently open land which forms part of a large residential-led mixed-use allocation, designated through the recently adopted Places for Everyone Development Plan. The allocation refers to Policy JP Allocation 2 known as Stakehill and the 2 parcels of land were recently released from the Greenbelt under Places for Everyone.

Land to the east of the smaller parcel of land subject to this application was recently granted permission in principle under application 24/00969/PIP for the erection of up to 5 dwellings.

The application site is not located within a Conservation Area but it is in close proximity to the Church of St John in the east which is Grade II Listed.

The closest bus stop is located within a 2-minute walk which provides bus service through Rochdale to Manchester city centre. The closest railway station is Castleton which lies approximately 1.1km north of both plots.

There are a number of local amenities within ten-minute walk, including a local food store, a petrol garage, school, church and public house.

PROPOSAL

The application seeks planning permission for the erection of 5 no. dwellinghouses with associated landscaping and car parking following the demolition of existing garages. The application originally sought the erection of 6 dwellinghouses but following discussions with Officers the scheme has been subsequently reduced in size and amended.

The application site comprises 2 parcels of land:

Hillbank Street - Comprises 913.18 square metres (0.22 acres) in total and consists of 3 x garage plots.

Church Avenue - Comprises 586.14 square metres (0.14 acres) and consists of contains 2 x garage plots.

The dwellings would be 2.5 storeys with a basement beneath and each would be constructed of brick and they would also incorporate elements of stone with a slate roof.

Each plot would benefit from a garage and the plots would be able to accommodate off street parking. Each plot would benefit from rear gardens and front lawns and landscaping.

RELEVANT PLANNING POLICY

National Guidance

- National Planning Policy Framework (NPPF) 2024
- National Planning Practice Guidance (NPPG)

Local

Adopted Rochdale Core Strategy (CS):

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

- P1 Improving image
- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development

SO4 Promoting a greener environment

- G1 Tackling and adapting to climate change
- G2 Energy and new development
- 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

Unitary Development Plan (UDP):

G/D/2 Green Belt (see more information below)

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

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-S2 Carbon and Energy

JP-S4	Flood Risk and the Water Environment
JP-H1	Scale, Distribution and Phasing of New Housing Development
JP-H2	Affordability of New Housing
JP-H3	Type, Size and Design and New Housing
JP-H4	Density of New Housing
JP-G6	Urban Green Space
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P1	Sustainable Places
JP-P5	Education, Skills and Knowledge
JP-C1	An Integrated Network
JP-C2	Digital Connectivity
JP-C5	Streets for All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development

RELEVANT SITE HISTORY

PREAPP/00089/23 – Pre-application advice for the erection of 7 dwellings with associated parking and landscaping on two parcels of land.

NEIGHBOURING SITE HISTORY

24/00969/PIP – Permission in principle for the erection of up to 5 dwellings – approved 12th November 2024.

23/00650/HYBR - Hybrid planning application (EIA development) seeking:

Full Planning permission for the erection of residential development of 233 dwellings (Use Class C3) with associated landscaping, means of access, drainage, and other necessary supporting infrastructure

Outline planning permission with access (all other matters reserved) for residential development of up to 1147 dwellings (Use Class C3), mixed-use development, land for primary school extension, local centre and MUGA, landscaping, and supporting infrastructure.

Pending determination.

CONSULTATION RESPONSES

Urban Design

Originally Urban Design commented that concerns raised during the pre-application stage regarding overdevelopment remain unresolved and are central to the scheme's issues. The design lacked architectural cohesion, with ongoing concerns about both the design quality and layout. Building heights should be restricted to two storeys, and the elevation design should be revised to better reflect and positively contribute to the local character, in accordance with Paragraph 135 of the NPPE.

Following proactive discussions with the applicant and their agent during the course of the determination of this application, subject to condition, Urban Design are now satisfied with the proposed scheme noting that the proposal has reduced the amount of dwellings across the two sites, offering a notable difference in layout to both respective plots. There has been regular dialogue between the planning department and the applicant /agent. In terms of design, the agent has been receptive to design

guidance resulting in a significant improvement to the scheme when compared to the original application.

Conservation Officer

The Conservation Officer has commented that the application site lies within the vicinity of two listed buildings: St Johns Church and War memorial (both listed at grade II). There is a public footpath connecting Church Avenue to these listed buildings.

Having reviewed the Heritage Statement provided by Zerum, officers have no reason to disagree with its findings. The report notes that the current setting of the nearby located designated heritage assets would be maintained.

Highways

Highways have confirmed that:

- Access to the site is satisfactory and the development will not generate any significant volume of traffic or result in any road safety issues.
- The plans identify sufficient parking and servicing of this development will be acceptable.
- No new highways are proposed as a result of this proposal nor would any PROW be obstructed. The roads within the site(s) are not expected to be adopted.
- No changes to existing highways are as a result of this proposal. A dilapidation survey should be undertaken adjacent to the access points to ensure any damage to the highway caused by construction can be remedied upon completion at the expense of the developer.

Highways therefore have no objection subject to condition.

Greater Manchester Ecology Unit (GMEU)

GMEU have no objections subject to conditions and the inclusion of an informative.

GMEU noted that the development is approximately 120m from the SAC. However, they are satisfied that given the extent of existing developed land between the proposed housing and the canal and lack of hydrological connectivity that there is no likely significant effect from direct disturbance during construction. Post development there is the potential for an increase in recreational activity within the SAC but the qualifying species Luronium natans is not susceptible to recreational disturbance along the tow path. They are satisfied that no likely significant effects will occur as a result of this development.

It is concluded therefore, that the proposal can be screened out of any further assessment under the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) 2019. It is recommended that the LPA record the conclusions of the Stage 1 HRA Screening Assessment within their delegated/Committee Report and ensure that Natural England is aware of their decision.

With regards to BNG, the proposal would result in a loss of habitat units and the 10% requirement for gains would necessitate 0.17-0.18 units. GMEU have no issue with

the provided metric. Off-site units will be required based on the onsite proposals. These units would not be significant and therefore no condition or legal agreement would be required.

Tree Officer

The Councils Tree Officer Consultee has commented that with the exception of a semi-mature Sycamore tree (identified as T001 in the Arboriculture Report), all of the other trees which will need to be removed to facilitate the scheme are rather unexceptional category U or C trees.

The Officer has also commented that T001 will need to be removed if the application is deemed to be permissible. While they would not regard the tree as having such high amenity value that it merits special protection via a TPO, replacement planting should be sought for the loss of the tree. I appreciate that space is very constrained on both plots, but there is some potential for a new tree or trees to be planted either close to site entrances or within a garden space, and these options should be pursued through a requirement for a landscape plan to be prepared as a Condition of any permission granted.

Lead Local Flood Authority (LLFA)

The LLFA have confirmed that the proposed development is acceptable and they have no objection in principle subject to conditions to provide site based testing of infiltration and detailed design of the proposed drainage system.

United Utilities

United Utilities have no objection subject to condition.

Environmental Control (Land Contamination)

The Councils Land Contamination Officer has no objections subject to condition.

Transport for Greater Manchester (TfGM)

TfGM have no comments to make on the application.

Environmental Health (Noise)

Environmental Health have no objection subject to conditions.

Greater Manchester Archaeological Advisory Service (GMAAS)

GMAAS have commented that the application is supported by a Heritage Statement that attempts to assess the significance of the historic built environment of the site and the harm of the proposed development to that significance, in accordance with NPPF Policy 200. The Heritage Statement concludes that the proposals will not result in any harm to designated heritage assets or their settings. This conclusion seems reasonable to GMAAS, although the Conservation Officer for Rochdale Council is better placed to comment on any harm to the historic built environment.

The Heritage Statement does not consider the potential impact on the below-ground archaeological resource. However, having consulted all records, including the Greater Manchester Historic Environment Record, GMAAS is satisfied that delivery of the proposed development will not impact on any known or suspected archaeological remains. As such, no further consideration of archaeological matters is warranted in this instance.

REPRESENTATIONS

Letters of notification were sent to the occupiers of surrounding properties on 24th October 2024 and two site notices were posted on 29th October 2024 (one adjacent to each parcel of land associated with the application site). The application was also published in the local press on 30th October 2024.

54 objections have been received which raised the following concerns:

- The surrounding area is already manic for parking and there is not enough room for more vehicles.
- Resident's mental health would suffer.
- It would disrupt resident's views of the countryside.
- There would be a traffic impact on the area.
- Resident's would lose access to their garage.
- Design of the dwellings looks out of place and isn't in keeping with the area.
- There would be a reduction in wildlife.
- Insufficient infrastructure in place to support the new dwellings.
- The site already floods and this development would increase the flood risk.
- Scale of the development is inappropriate.
- Concerned about the pollution already in the ground that would be disturbed from any future development.
- Asbestos on the site.
- 3 Storey dwellings would block out light.
- Refuse collection would become problematic because of an already existing parking problem for on street cars.
- Sight lines for drivers are blocked turning onto Rochdale road from parked cars.
- Loss of biodiversity.
- Loss of trees.
- Loss of views.
- Japanese Knotweed on site.
- Impact on bats roosting in trees.
- The development would generate a lot of noise and dust.
- The development would impact on existing boundary hedges and impact access to maintaining them.
- Impact of subsidence from the proposed development on existing properties.
- Development would create a loss of privacy for existing dwellings.
- Noise levels in the area will increase from new residents occupying the development.

4 comments in support of the development were also received and these comments raised the following:

- The development would assist support current housing shortages. More housing is needed and waste land needs turning into something that will help the community thrive not garages or unused land that doesn't contribute to the area.
- The houses will improve the look of the area.
- There are no issues with the plans and it would support the ongoing housing crisis.
- The development will improve the area and increase the value of existing properties.

ANALYSIS

Principle of Development

The application sites lie immediately to the west of the strategic allocation JPA.2 – Stakehill (referred to as JPA 2 hereafter) allocated as part of the Places for Everyone Joint Development Plan. JPA 2 seeks the delivery of up to 1,680 dwellings in addition to 150,000sqm of employment floorspace over an area of 200ha, of which this site falls within the 90ha parcel envisaged primarily for the delivery of residential dwellings.

Additionally, since the adoption of PfE in March 2024, the application site is released from the Green Belt and thus a presumption in favour of sustainable development applies. Paragraph 11 of the Framework contains a presumption in favour of sustainable development. It states that development proposals that accord with the development plan should be approved without delay.

The application seeks planning permission for the construction of 5 dwellings and associated works. A key consideration in the determination of this application is whether the proposed development represents sustainable development or not.

CS Policy C1 sets out that, inter alia, in the south of Rochdale Borough (which includes the township of Middleton), the opportunity to provide new housing in sustainable locations will be maximised. Housing should be located in key economic growth areas and/or within town centres. CS Policy C1 also seeks to maximise the potential of previously developed sites within the urban area to achieve a target of 80% of new housing on previously development land (PDL).

CS Policy C3 sets out that the Council will deliver the right types of homes, well designed and built to appropriate densities to meet the overall needs and aspirations of the borough. This will be done via several measures, and includes but is not limited to, ensuring that new development provides housing types that take account of local needs and aspirations requiring a high standard of design and layout that produces attractive places and takes account of energy efficiency and climate change. Specifically, in the south of the borough, (this location), the focus is on widening housing choice and delivering housing that better suits the needs of existing and future residents and the Council will support lower density housing where it delivers higher value dwellings of a type and size that is currently in short supply across the borough.

Paragraph 70 of the NPPF sets out that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.

Paragraph 124 of the National Planning Policy Framework (NPPF) sets out that *“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses”*. Paragraph 125 (c) of the NPPF advises that *“Planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land”*. Under sub paragraph (d) of Paragraph 125 of the NPPF, *“Planning policies and decisions should promote and support the development of under-utilised land and buildings especially if this would help to meet identified needs for housing..”*.

PfE Policy JP-H1 sets out the requirements for Rochdale to deliver 10,472 dwellings over the plan period to 2039, at an average of 616 dwellings per year, increasing periodically, with the delivery target at 568 dwellings over 2022-25. This superseded the targets previously establishing with CS Policy C1.

Further to those relevant policies as identified in the Rochdale Core Strategy, relevant policies in Places for Everyone (PfE) have been identified. PfE Policy JP-S 1 sets out that development should seek to maximise economic, social and environmental benefits. PfE Policy JP-H2 states that there should be a significant increase in the supply of new housing, including, specifically, the supply of low-cost market housing. Furthermore, as set out in PfE Policy JP-H4, new housing should be delivered at a density appropriate for the location and taking into account the site's accessibility.

Sustainability of the site's location

In terms of accessibility to local services and amenities, the site is located 0.3km to the north of a Londis Convenience Store and the local public house known as The Hopwood Arms. The site is however not located within reasonable walking distance of a larger designated local service centre where a cluster of amenities and services would typically be available.

Notwithstanding the above, the site is located 0.3km away from Thornham Lane bus stops which travel in both a northern and southern direction providing public transport accessibility to Rochdale, Bamford and Norden in the north and Middleton and Shudehill Interchange in the south, in northern Manchester City Centre. Services are predominantly provided by the No.17 bus which arrives almost every 10 minutes from 5am until Midnight. As such, the opportunity to utilise public transport services is convenient and the potential to walk to the nearest bus stop would not be restricted.

It is therefore considered that the proposal would lead to the provision of five residential dwellings in a sustainable location and this development is acceptable in principle.

Conclusion

The principle of development of a PDL site such as this for residential purposes is not unacceptable in principle; and on the basis of the proposed development, the development would make a small but valuable contribution to local housing supply

within the Borough. The site is located within a sustainable location within close proximity to local amenities and public transport facilities and on balance, the proposal provision of 5 residential dwellings in this sustainable location is acceptable in principle and in accordance with adopted Rochdale Core Strategy Policies, C1, C3 and Places for Everyone Policies JP-S 1, JPH 2 and JP-H 4, as well as the National Planning Policy Framework.

Design and Appearance

Paragraph 131 of the NPPF states that *“the creation of high quality, beautiful and sustainable buildings is fundamental to what the planning and development process should achieve”*. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Additionally, paragraph 139 sets out that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

The National Design Guide (NDG) states that *“The long-standing, fundamental principles for good design are that is it: fit for purpose; durable; and brings delight”*. The NDG advises that scale, appearance materiality and detailing of buildings are key components for well-designed places. The Building for a Healthy Life guidance document states that building forms and materials should be used to reflect local character.

The above considerations are largely reflected within Policies DM1 and P3 of the Council’s adopted Core Strategy which ultimately require development proposals to demonstrate high quality design.

CS Policy P1 sets out that high quality design will be required in all new developments, requiring that under-used land and buildings are re-used and creating people-friendly and safe environments. CS Policy C3 requires new development to adhere to high standards of design, respecting context (scale, density, massing, height, layout and contributing positively to the townscape. CS Policy DM1 states that all development proposals should be of a high quality design and take the opportunity to enhance the quality of the area.

The proposed development has been revised significantly since pre-application discussions and even since the original submission of this application. The scheme has been reduced from 7 dwellings at pre-application stage, to now 5 dwellings at this stage having originally proposed 6 dwellings at first submission.

Significant overdevelopment concerns were raised during the pre-application stage and the same concerns were brought forward to this submission. Originally, at first submission of the application, the proposed design lacked architectural cohesion, with ongoing concerns about both the design quality and layout. Building heights were excessive and the elevation design needed to be revised to better reflect and positively contribute to the local character, in accordance with Paragraph 135 of the NPPF. The former layout proposed for the Hillbank Street site would have resulted in

poor relationships with surroundings and poor occupier amenity space for future occupants to enjoy and the scheme now proposes 5 dwellings.

The proposed development as amended would now complement the existing character of the area through its design and material appearance. The proposed elevation materials would ensure the development fits in with the character of the existing terraced and semi-detached dwellings on Rochdale Road. The height and massing of the dwellings is now appropriate to its location, and the development is not significantly taller or inappropriately bulkier than the adjacent or surrounding terraced dwellings.

The Council's Urban Design team were consulted on this application and following proactive discussions with the applicant and their agent, there is a notable improvement to the layout, appearance and quality of the development. The proposal has better architectural cohesion. The designer has been proactive, incorporating advice regarding materiality and there is a significant improvement to all the dwellings and the development as a whole, evidenced through material choices, colour and architectural detailing. The development sits contextually much better than previous proposals and the commitment to high quality materials and detailing could make this development a sympathetic addition to the built environment.

It is acknowledged that the proposed dwellings are 2.5 storeys in height through the development of the roof space but the scheme has been significantly altered in design since original conception and the roof space dormers have now been removed from the scheme entirely with only Velux windows proposed in the roof space. This design revision is a significant improvement on previous iterations which in the Officers opinion drastically reduces the developments former oppressive and large scale block appearance. The original proposal had the ridge height at approximately 9.29m with the new proposed scheme reducing this by 1.12m to a total height of 8.17m.

A materials schedule has been submitted with the application referenced as 2501/JW and dated 3rd March 2025. This sets out that appropriate materials are proposed and physical samples will be required by condition to be made available for review before the commencement of development.

In addition to plot specific and layout design, paragraph 136 confirms that *"trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.* The applicant has not provided soft landscaping details upfront at this stage but the proposed site plans for both sites 1 and 2 do clearly indicate that soft landscaping will be incorporated into the scheme. There is much more scope for soft landscaping on the Hillbank Street site where street trees and a landscape led approach can be adopted on the access driveway into the site. As supported by the Councils Urban Design team, the planting of semi-mature trees on the access strip into the Hillbank Street site would demonstrably add amenity and landscape value to the development and the provision of a soft landscaping plan will be secured by an appropriately worded condition.

Overall, the proposed development would result in the creation of 5 high quality and well-designed dwellings that would improve the visual appearance and character of the area.

Subject to the submission of full details including material samples and details relating to proposed hard and soft landscaping, it is considered that the proposals would satisfy the overarching aims and objectives set out in local and national design guidance in addition to Policies P1, P2, P3 and DM1 of the adopted Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Heritage

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

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

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

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

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

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan. Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

Amongst other criteria, Policy P2 of the Core Strategy sets out that the Council will protect the boroughs heritage by conserving, enhancing and promoting key heritage

assets both statutory and non-statutory, including consideration of their wider settings.

A Heritage Statement accompanies the application and this has been prepared in recognition of the fact that the proposed development will be located close to designated heritage assets insofar as the Church of St Johns (Grade II Listed) and Thornham Parish War Memorial (Grade II Listed). The submitted Heritage Statement has assessed the impact of the development proposals on the significance and setting of those assets.

Overall it is considered by Officers that the proposed development would not result in a significant harm to the designated heritage assets or their settings. Whilst the development would be within the sphere of influence through location given the development would clearly be in view of the heritage asset, the proposed development is set amongst existing built development in this existing settlement and the development is interspersed by established planting meaning there will be limited obvious change. The development would not impact on the significance of these designated heritage assets and their significance will be preserved in line with legislative requirements.

Accordingly, subject to condition requiring the submission of material samples, the proposed development is acceptable and in accordance with Policy P2 of the Rochdale Core Strategy, PfE Policy JP-J2 and the NPPF.

Occupier and Neighbouring Amenity

Paragraph 135 of the NPPF states planning decisions should create places which are 'safe, inclusive, and accessible, promote health and well-being, with a high standard of amenity for existing and future occupiers'. Policy G9 of the Rochdale CS states all development is required to 'not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution'.

The Council's Guidelines and Standards for Residential Development SPD refers to Space Standards at Section 4.1, and states the following:

'The following minimum space standards will be applied to all new residential developments and developments which affect existing residential properties:

- (i) 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage (Figure 2);*
- (ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room (Figure 3);*
- (iii) 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room (Figure 4).'*

Section 4.3 states exceptions to these minimum standards are acceptable in some circumstances and applications are considered on their own merits.

Land off Church Avenue

Firstly turning to the northern parcel and the erection of a pair of semi-detached dwellings.

As shown below, the proposed dwellings would be located approximately 18m away from the closest existing dwelling which is No.1 Church Avenue. The development would also be located approximately 21m away from No 1 Clifton Road. Whilst the proposed separation distance is almost 3m below the minimum space standard (21m), it is not considered by Officers that the proposed situation could be considered to constitute '*directly facing principal windows*'. Whilst the properties evidently face one another, the positioning of them is notably offset and the development would not give rise to any element of significant overlooking that would be of any detriment to the occupier amenity.

The rear boundary for dwellings located to the west on Rochdale Road is over 21m away from the gable elevation of plot 4 and this therefore meets the required separation distances.

Land on Hillbank Street

The 3 proposed dwellings on the southern parcel of the application site back onto the existing rear gardens of properties 820-830 Rochdale Road with the closest neighbouring dwellings being No's 830 and 828 Rochdale Road.

Given the orientation and siting of proposed units 2 and 3, it is not considered that these units would present any unacceptable amenity impacts with regards to privacy, overlooking or overshadowing.

Proposed Unit 1 however would be located close to the boundaries of both neighbouring properties. Plot 1 is located 5.3m away from the shared rear boundary with No.828 Rochdale Road and 9.5m away from the shared boundary of No.830 Rochdale Road. Given the siting of Plot 1 from these existing dwellings and taking into account the perpendicular orientation of the proposed unit, it is not considered that there would be any direct impact on privacy from directly facing habitable room windows and it is not considered that the dwelling would appear overbearing for either existing neighbouring property. No.828 Rochdale Road benefits from a large rear garden which is separated from the proposed development by a mature hedge which will be retained. However, there were previous concerns owing to the proposed proximity of the development to the rear garden of No.828 Rochdale Road because the first floor windows formerly serving bedrooms at first floor level on the rear elevation of Plot 1 would give rise to overlooking. For this reason the privacy currently enjoyed by this existing occupier of No.828 Rochdale Road would be impacted.

Accordingly, Officers liaised with the applicant and their agent to respond to this and it was resolved to reconfigure the internal layout of Plot 1 to ensure that the privacy of existing neighbouring dwellings to the south was protected and the outlook of future occupiers of Plot 1 was not unacceptable. As a result, the internal layout has now resulted in the reduction of a bedroom within Plot 1 from 4 to 3 bedrooms. The rear elevation at first floor level is subject to a bathroom and landing space at the bottom of the first floor staircase. Officers consider that this landing space could at a later date be converted or used as a small office space and so for that reason it is still necessary to attach a condition that secures these first floor windows to be obscure glazed to ensure the privacy currently enjoyed by No.828 Rochdale Road is maintained. These windows no longer propose to serve habitable room windows by definition and so it is not considered that any future outlook could be considered unacceptable for future occupiers of Plot 1.

It is not considered that all other proposed Plots would impact upon the privacy of any existing adjoining neighbouring resident.

In terms of occupier amenity, the Nationally Described Space Standards (NDSS) is a technical standards document produced by the Government to ensure internal space within new dwellings is sufficient for future occupiers. Additionally, in accordance with PfE Policy JP-H3 (Type, Size and Design of New Housing), it is a requirement for all new dwellings to comply with the nationally described space standards and be built to the accessible and adaptable standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable. These standards can be found here and any future development must adhere to the space standards: Technical housing standards – nationally described space standard - GOV.UK (www.gov.uk)

On assessment of the proposed floor plans, the proposed development exceeds NDSS.

With regards to outdoor amenity space for future occupiers, as defined within the Council's Residential Development SPD residential amenity is; *'The benefit enjoyed from physical external space which is part of the private home. The level of enjoyment is dependent on a number of factors, including location, size, orientation, sounds, noise, accessibility and enclosure, and general quality of space.'*

Under paragraph 7.33 of PfE, the provision of appropriate outdoor amenity space is defined as being *'vital in delivering high quality homes that support good health'*.

In addition, the reasonable needs of occupiers would need to be met and these needs are considered to cover both functional and recreational requirements proportionate to the size of the household, taking into account the surrounding context. On reflection of the proposed layout and gardens associated with each dwelling, the proposed residential garden areas surrounding the proposed dwellings are proportionate and would clearly provide an acceptable level of outdoor amenity space.

Accordingly, subject to condition, the proposed development is not considered to impact on neighbouring or occupier amenity and the scheme is considered acceptable in accordance with CS Policies G9 and DM1 and the NPPF.

Noise

Core Strategy policy G9 sets out the Council's requirements approach to all forms of pollution including the risk of noise, as they relate to new development.

Paragraph 198 of the NPPF also states that planning policies and decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

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

Paragraph 135 also seeks to ensure that planning decisions create places which promote health and well-being, with a high standard of amenity for existing and future users. Policies DM1 and G9 of the adopted Rochdale Core Strategy seek to ensure that new development is compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users, also requiring that development does

not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

Whilst the resulting scheme by its very nature would not cause any significant impacts in terms of noise and disturbance, given its location (in close proximity to the existing highway network) a Noise Impact Assessment accompanies the planning application. The assessment calculated that external and internal noise levels are shown to be at, or below, the BS 8233 guideline noise levels except for bedrooms in Unit 1 with windows on the building's northern and western facades; for these rooms, windows will need to remain closed to achieve the BS 8233 guideline levels and alternative means of achieving background ventilation will be required.

Environmental Health have assessed the submitted Noise Impact Assessment and raise no objection subject to condition.

Accordingly, subject to conditions, the scheme would be considered acceptable in terms of amenity in accordance with Policy G9 and DM1 and the NPPF.

Highways

Policy T2 of the Core Strategy requires development to comply with the Council's car parking standards and policy DM1 requires that development provides satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into account the proposed use and location.

Policy JP-C8 of PfE requires new development to be located and designed to enable and 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. With this in mind, the submitted Transport Statement highlights that the site is well located in terms of access to local amenities and facilities by foot, cycle and public transport allowing residents the option to travel sustainably by non-car travel modes which reduces the overall reliance on the private car.

Highways were consulted on this application and have confirmed that they have no objections to the proposed development subject to condition. The condition being that a dilapidation survey is undertaken adjacent to the proposed access points of both sites to ensure that any damage to the highway caused by construction can be remedied upon completion of the development at the expense of the developer.

Highways have confirmed that the development will not generate any significant volume of traffic, access is satisfactory and no new road safety issues have been identified as a result of this proposal.

On the basis of the above, the scheme is not considered to have an adverse impact on highway safety and would not generate a level of additional traffic which would have a detrimental impact on the safe and efficient operation of the immediate local highway network, or strategic routes. Highways Services have raised no objections and subject to the relevant conditions, the proposals comply with the requirements of CS Policies T1 and T2, Policy JP-C8 of PfE and the NPPF.

Ecology and Biodiversity Net Gain

Core Strategy Policy G6 seeks to incorporate green infrastructure into new development within the urban areas and expects development proposals to avoid the loss of existing greenspace features such as trees unless suitable alternative provision is made, it has limited value, and its development will help to meet other

sustainable or local regeneration objectives. Policy G6 states that removed trees from a site should be replaced at a ratio of 2:1.

Core Strategy Policy G7 states that the Council will ensure that sites and features of biodiversity importance are given full and appropriate recognition and protection, with no net loss of biodiversity as a result of development proposals.

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

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

Proximity to the Rochdale Canal SSSI/SAC

The application site is not allocated for nature conservation under local planning policy and nor is the site subject to any statutory or non-statutory nature conservation designations. The application site is however approximately 120m from the Rochdale Canal SSSI / SAC which is located to the west of the application site. This area is designated on the basis of it being an important habitat for submerged aquatic plants and emergent vegetation.

GMEU were consulted on this application and have commented that given the extent of existing developed land between the proposed development and the canal, and lack of hydrological connectivity, there is no likely significant effect from direct disturbance during construction. Post development there is the potential for an increase in recreational activity within the SAC but the qualifying species Luronium Natans is not susceptible to recreational disturbance along the tow path and GMEU are satisfied that no likely significant effect will occur as a result of this development. GMEU did however recommend that the LPA record the conclusions of the Stage 1 HRA Screening Assessment within this report and ensure that Natural England are aware of this decision.

Bats

The existing garages and trees on site were assessed as having a negligible bat roosting potential and GMEU have no reason to doubt the findings of the report given the nature of the existing buildings on site. Owing to a bat roost being recorded nearby, they have recommended an informative.

Other Protected Species

All other protected species theoretically present in the locality were assessed as very unlikely to be present. GMEU commented that they have no reason to doubt the findings of the report.

Nesting Birds

No evidence of nesting birds were recorded but potential bird nesting habitat was recorded and all British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife and Countryside Act 1981, as amended and a condition is recommended by GMEU to that affect.

Other Wildlife

The site provides theoretical cover for priority species such as hedgehog and common toad along with other wildlife. GMEU are satisfied however that this risk of harm is very low and that a precautionary working measures method statement would be unreasonable. GMEU have recommended an informative which is included below.

Invasive Species

Japanese Knotweed and an unidentified *Cotoneaster* spp were recorded on site. Japanese knotweed and certain species of *Cotoneaster* are listed under schedule 9 part 2 of the Wildlife & Countryside Act 1981 (as amended). It is an offence to introduce or cause to grow wild any plant listed under this schedule. GMEU have recommended a condition requiring a method statement detailing control measures for these species must be provided and adhered and implemented in full prior to any earthworks commencing on site.

BNG

GMEU have set out that the units required to achieve 10% net gain has increased from 0.17 to 0.18 biodiversity units following the amendments to the scheme. Given the constraints of the site in terms of space and surrounding uses, there are relatively limited opportunities to meet a net gain fully onsite.

As such Off-site units will therefore be required, which will need to be purchased from an off-site provider. Having considered the very limited number of units, the context of the site and its constraints it is considered in this instance that the provision of net-gain off-site can be justified. With regards on-site measures, only vegetated gardens are being proposed. Therefore nothing that would be regarded as significant by defra is being created or enhanced. No condition or legal agreement will therefore be required to control the on-site measures, with no HMMP required for on-site measure to discharge the statutory biodiversity gain condition.

The applicant's agent has since confirmed that the applicant will be purchasing the habitat units from an off-site provider such as the Environment Bank. Accordingly, the applicant will now need to provide information on where the units are being purchased and evidence that they have an agreement to purchase them. This will be required as part of the process when the applicant applies to discharge the statutory biodiversity gain condition.

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

Trees

Paragraph 136 of the NPPF states that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change.

Paragraph 180 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity, providing net gains where possible, and contributing to the Government's commitment to halt decline. CS Policy G6 expects development proposals affecting green infrastructure to avoid the loss of existing features such as trees unless suitable alternative provision is made or they have limited value. Policy G6 also states that removed trees from a site should be replaced at a ratio of 2:1. As referred to above, CS Policy G7 requires that no development should result in a net loss of biodiversity and geodiversity. PfE Policy JP-G7 sets out that where development would result in the loss of existing trees, developments would be required to provide replacements on the basis of two new trees for each tree lost.

The application is accompanied by an Arboricultural Method Statement which confirms that two individual trees are being removed (Class B and C) and 2 groups of trees are proposed for removal but these are considered to be of a U classification. The Council's Tree Officer Consultee was consulted on the proposed development and they have set out that with the exception of a semi-mature Sycamore tree (identified as T001 in the Arboriculture Report), all of the other trees which will need to be removed to facilitate the scheme are rather unexceptional category U or C trees.

Currently no new tree planting is proposed to mitigate for these losses and this is contrary to Policy G6 which requires a replacement ratio of 2:1. Nevertheless, the proposed tree losses are considered to be of limited value in this environment and their replacement can be dealt with by condition. The Council's Tree Consultee is content with this proposal and accordingly, subject to the imposition of appropriately worded condition requiring the submission of a soft landscaping plan the scheme is considered to be acceptable with regards Core Strategy Policy G6, PfE Policy JP-G7 and the NPPF.

Drainage and Flood Risk

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

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

The application site is located within Flood Zone 1 having a less than 0.1% chance of flooding from rivers or the sea in any year.

United Utilities and the Council's Drainage Officer as the Lead Local Flood Authority were consulted on this application.

A number of public objections raised flooding concerns against the proposed development. In response to these concerns, Officers can confirm that the application is accompanied by a Sustainable Drainage Assessment and the LLFA have commented that for both sites, the applicant has demonstrated consideration of the SuDS hierarchy by prioritising on-site surface water management instead of direct discharge to public sewers. The proposed methods include rainwater

harvesting, permeable paving, and soakaways. However, an intrusive site investigation has not yet been conducted to confirm infiltration capabilities; the current design is based on an assumed infiltration rate of 1×10^{-5} m/s. The applicant has shown adequate consideration of improving water quality and provided sufficient information for SuDS Maintenance. The LLFA are satisfied that the proposed drainage strategy is acceptable in principle subject to the condition to provide site based testing of infiltration and detailed designed of the proposed drainage system.

United Utilities, have set out that they have no objection subject to the condition requiring the submission of a detailed drainage plan prior to the commencement of development.

Subject to the imposition of conditions, the LLFA and UU are satisfied and it is considered that the proposal meets the requirements of CS Policy G8, PfE Policy JP-S4 and the Framework.

Land Contamination

Policy G9 requires that any risks arising from contaminated land are identified and that any appropriate actions are taken.

As discussed at pre-application stage, the site is within a Safeguarding Area for brick/clay, sand/gravel and coal. Policy 8 of the Greater Manchester Joint Minerals Development Plan relates to Prior Extraction of Mineral Resources within and outside of Mineral Safeguarding Areas.

A Stage 1 Risk Assessment has been submitted with the application and this has been reviewed by the council's Public Protection Officer.

The assessment identifies the site lies within an existing urbanised settlement area so would not be appropriate for mineral extraction. The Assessment also identifies that overall, the preliminary risk classification of the site in relation to the proposed development is considered to be low/moderate. Given the nature of the historical land use and the potential for contamination to be locally present at the site, it is recommended that a proportionate programme of site investigation works be undertaken in order to establish the presence or absence of contamination and to enable a quantitative assessment of the associated environmental risks.

Accordingly, it has been confirmed through consultation with the Council's Environmental Protection team that this matter can be dealt with by a suitably worded condition.

Accordingly, subject to condition, the proposed development is acceptable with regards to CS Policy G9 and the Framework.

Conclusion

In summation, the application site is located within a sustainable location and this application is considered to make a positive albeit minor contribution to the housing supply and local economy within the borough. It is therefore considered that subject to the conditions included below, the development as a whole is acceptable and in accordance with the adopted Rochdale Core Strategy, PfE and the NPPF.

RECOMMENDATION

Grant subject to the following conditions:

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans and documents:

- Location Plan Drawing No 2501-203C
- Hillbank Street Proposed Site Plan Drawing No 2501-202C
- Church Avenue Proposed Site Plan Drawing No 2501-201B
- Plot 1 Proposed Elevations (Hillbank Street) Drawing No 2501-306
- Plot 1 Proposed Floor Plans (Hillbank Street) Drawing No 2501-305
- Plot 2 Proposed Elevations (Hillbank Street) Drawing No 2501-302B
- Plot 2 Proposed Floor Plans (Hillbank Street) Drawing No 2501-301B
- Plot 3 Proposed Elevations (Hillbank Street) Drawing No 2501-304A
- Plot 3 Proposed Floor Plans (Hillbank Street) Drawing No 2501-303A
- Plot 4 and 5 Proposed Elevations (Church Avenue) Drawing No 2501-402A
- Plot 4 and 5 Proposed Floor Plans (Church Avenue) Drawing No 2501-401A
- Generic Details Drawing No 2501-403
- Material Schedule Referenced 2501/JW dated 3rd March 2025
- Phase 1 Contaminated Land Assessment Referenced 81844.01R1
- Heritage Statement dated January 2025
- Revised Arboricultural Method Statement
- Preliminary Ecological Appraisal and BNG Report V2 dated 13 February 2025
- Sustainable Drainage Assessment Referenced 81844R1

and the development shall be carried out in accordance with these details hereby approved unless otherwise required by the conditions below.

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

3. Prior to the commencement of development, samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plans) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and retained as approved thereafter. For the avoidance of doubt, these details should relate to windows, doors, roof slates and elevation materials.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage and to comply with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

4. Notwithstanding any details shown on previously submitted plans, upper floor windows to the rear elevation windows of Plot 1 as identified on the submitted Drawing 'Plot 1 Elevations as Proposed Drawing No 2501-306 (Hillbank Street)' shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the Local Planning Authority.

Reason: In the interests of the privacy of occupiers of neighbouring properties and their residential gardens to the south.

5. Prior to the commencement of any development, full details of the alignment, height and appearance of all boundary treatments (fences and walls) to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plans) shall be submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be occupied before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage and to comply with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

6. Prior to the commencement of development, full details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved, and shall be completed in all respects before the final completion of the development and thereafter retained.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage and to comply with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

7. Prior to the commencement of development, a detailed soft landscaping scheme and specification shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall indicate the types and numbers of trees, plants and shrubs to be planted, their distribution and arrangement on the site and those areas to be seeded.

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 Policy G7 of the adopted Rochdale Core, Policies JP-P1 and JP-G2 of the Places for Everyone Plan and the NPPF.

8. Pursuant to Condition 7, all proposed planting shall be carried out in accordance with the approved details within the first planting and seeding seasons following the completion of the development. Any trees, plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased

shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Policy G7 of the adopted Rochdale Core, Policies JP-P1 and JP-G2 of the Places for Everyone Plan and the NPPF.

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

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

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

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

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

10. Prior to the commencement of the development, a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the Council, as Local Planning Authority, which for the avoidance of doubt should include:

- Display of an emergency contact number;
- Details of Wheel Washing;
- Dust Management Plan;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy, vehicular access point, vehicular activity associated with construction and swept path analysis; and,
- Parking of construction vehicles and staff.

The development shall be carried out in accordance with the approved construction management plan throughout the construction period.

Reason: To safeguard the amenities of nearby residents and businesses, highway safety and air quality, pursuant to policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11. Prior to the commencement of development, a highway dilapidation survey of all highways fronting and in the vicinity of the two application sites shall be undertaken and be submitted to and approved in writing by the Council as Local Planning Authority. For the avoidance of doubt, this should include photographs and commentary on the condition of the local highways and footways on construction vehicle routes surrounding the site.

Reason: In the interests of highway safety and to ensure the functionality of the wider highway network in accordance with the Core Strategy policy T2 and the National Planning Policy Framework.

12. Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:
 - i) a survey of the extent, scale and nature of contamination
 - ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archeological sites and ancient monuments;
 - iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be completed in full accordance with the approved recommendations.

Reason: To ensure the safety of the development in accordance adopted Rochdale Core Strategy policy G9 and the National Planning Policy Framework.

13. Prior to any earthworks or vegetation clearance, a method statement detailing eradication or avoidance measures for invasive species such as Himalayan balsam should be supplied to and agreed in writing to the Local Planning Authority. This statement should include a management plan to avoid the

spread of these and include an updated distribution map of the site. The agreed method statement shall be adhered to and implemented in full.

Reason: To eradicate invasive species and protect the biodiversity of the area.

14. No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. If any retained tree is removed, uprooted or destroyed or dies (as a consequence of the development), another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

Reason: To ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with Policy G6 of the Rochdale Core Strategy.

15. No site clearance shall occur between the 1st March and 31st August in any year unless a precautionary working method statement for nesting birds by a suitably experienced ecologist has been supplied to and agreed in writing by the Local Planning Authority.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of PfE and the National Planning Policy Framework.

16. The development hereby approved shall not be occupied until such time as a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks are submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained 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.

17. The proposed development must be constructed in line with the requirements of the submitted and approved Noise Assessment submitted by Enviro Solution on 16 January 2025 to achieve the following internal and external noise levels:

- 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.

- Noise in external amenity areas shall not exceed 55 dB(A).

Upon completion and prior to occupation of the development hereby permitted, validation testing must be carried out to ensure the required noise levels have been achieved, the details of which shall be submitted to and approved in writing by the LPA prior to first occupation of the apartment hereby approved.

Reason: To protect the amenity of future occupiers in accordance with Policy G9 of the Rochdale Core Strategy.

18. All construction work associated with the development hereby permitted shall only take place between 08:00am and 18:00pm on Mondays to Fridays, between 09:00am and 14:00pm on Saturdays and not on Sundays or Bank or other National Public Holidays.

Reason: In the interests of the amenity of the area and adjoining and nearby residential properties.