

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
25/00274/FUL	Claire Ringwood	24 th June 2025

Address: 104A & 104B Durham Street, Rochdale, OL11 1AP

Proposal: Change of use of existing warehouse and offices to create 8 self-contained apartments and 1 x 1 bedroom dwelling (Use Class C3) alterations to fenestration, dormer extensions; rooflights and render to the front and side elevations.

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

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

DATE: 26/06/2025

SITE

The application site is situated on the corner of Durham Street and Hereford Street with alleyway access to the rear of the building from Derby Street. The building is an imposing two and a half storey pitched roof building with a smaller two storey building attached to the row of terraces on Durham Street. The building was originally a Methodist chapel which has been converted over the years and is currently in commercial use with signage stating 'manufacturer of ladies and children's clothing'.

The surrounding area is predominantly residential terrace properties with Deeplish Primary School located to the south west of the site and a mixed employment zone to the north. Norwich Street Mill to the east is a large Grade II Listed Building.

104A and 104B Durham Street is a non-designated heritage asset and the site falls within the Defined Urban Area, an Inner Rochdale Physical Regeneration Area and an SSSI Impact Risk Zone as set in the Council's saved UDP.

PROPOSAL

The planning application as originally submitted was for the conversion of the building to 10 flats (9 x 1 beds and 1 x 2 bed). However, officers raised concerns with the internal layout and dormer windows which resulted in an amendment to the scheme.

The amended scheme now involves the conversion of the building to 8 flats and 1 dwelling comprising 7 x 1 beds and 2 x 2 beds.

The ground floor incorporates the cycle and refuse stores which are accessed from the alleyway.

New rooflights are proposed along with 6 arched dormer windows. New lime render is proposed to the external walls following removal of existing stone cladding and the main entrance door is to be made good and used as the main entrance to Flat 1.

PLANS AND DOCUMENTS SUBMITTED

Site Location Plan

Drawing No: 23.3402.SC2.1 – Existing Ground Floor Plan

Drawing No: 23.3402.SC2.1A – Scheme 2 Proposed Ground Floor Plan

Drawing No: 23.3402.SC2.2 – Existing First Floor Plan

Drawing No: 23.3402.SC2.2A – Scheme 2 Proposed First Floor Plan

Drawing No: 23.3402.SC2.3 – Existing Mezz Floor Plan

Drawing No: 23.3402.SC2.3A – Scheme 2 Proposed Second Floor Plan

Drawing No: 23.3402.SC2.4 – Existing Section X - X

Drawing No: 23.3402.SC2.5 – Existing Elevations

Drawing No: 23.3402.SC2.5A – Scheme 2 Proposed Section X -X

Drawing No: 23.3402.SC2.6A – Scheme 2 Proposed Elevations V1

Drawing No: 24.3402.SC2.8 – Existing & Proposed Block Plans

Design & Access Statement by James Campbell Associates Acoustic Survey and Assessment by Martin Environmental Solutions Ltd, December 2024, Report No: 2885-1

Energy and Climate Change Adaptation Statement by DILAND LTD, Revision 00, Date: 1 November 2024

Heritage Statement by Garry Miller Heritage Consultancy, January 2025

Crime Impact Assessment by Greater Manchester Police designforsecurity, Version A: 10/12/24, Ref: 2024/0291/CIS/01

Received 18th March 2025

Planning Statement by James Campbell Associates
Received 18th March 2025

Drawing No: 24.3402.SC2.1B – Scheme 2 Proposed Ground Floor Plan
Drawing No: 24.3402.SC2.2B – Scheme 2 Proposed First Floor Plan
Drawing No: 23.3402.SC2.5B – Scheme 2 Proposed Section X -X
Received 2nd June 2025

Drawing No: 24.3402.SC2.3C – Scheme 2 Proposed Second Floor Plan
Drawing No: 24.3402.SC2.6C – Scheme 2 Proposed Elevations V1
Received 6th June 2025

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-S4: Flood Risk and the Water Environment
JP-H1: Scale, Distribution and Phasing of New Housing Development
JP-H3: Type, Size and Design of New Housing
JP-H4: Density of New Housing
JP-G7: Trees and Woodland
JP-G8: A Net Enhancement of Biodiversity and Geodiversity
JP-P1: Sustainable Places
JP-P2: Heritage
JP-C8: Transport Requirements of New Development

Adopted Rochdale Core Strategy (CS)

SD1	Delivering sustainable development
DM1	General development requirements
SO2	Creating successful and healthy communities
C1	Delivering the right amount of housing in the right places
C2	Focusing on regeneration areas and economic growth corridors/areas
C3	Delivering the right type of housing
C8	Improving community, sport, leisure and cultural facilities
SO3	Improving design, image and quality of place
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
SO4	Promoting a Greener Environment
G8	Managing water resources and flood risk

G9 Reducing the impact of pollution, contamination and land instability

SO5 Improving accessibility and delivering sustainable transport
T2 Improving accessibility

Unitary Development Plan (UDP)

G/D/1 Defined Urban Area
G/R/1 Physical Regeneration

Supplementary Planning Documents (SPD)

Guidelines and Standards for Residential Development (June 2016)
Milkstone, Deepish and Newbold (September 2010)

RELEVANT SITE HISTORY

The Old Chapel

81/D13299 - Roofing over of yard. Approved.

SUMMARY OF CONSULTATION RESPONSES

Highways

No objection.

Drainage & Flooding

The application should be supported with a sustainable drainage strategy/proposal.

Environmental Health (Noise)

No comments at the time of writing.

Urban Design Officer / Conservation Officer

No objection following the submission of amended plans.

Greater Manchester Ecology Unit

No objection subject to conditions and informatives.

Greater Manchester Police

No comments at the time of writing.

Greater Manchester Fire Service

No comments at the time of writing.

United Utilities

No comments at the time of writing.

REPRESENTATIONS

The application has been publicised with a press notice, a site notice and neighbour notification letters. 4 letters of objection have been received and the comments are summarised below:

1. Increased traffic and congestion;
2. Intensification of use would compromise safety of existing residents;
3. Parking issues when the area is already under strain;
4. The increase in cars will exacerbate the already limited availability of disabled parking spaces;
5. Loss of privacy;
6. Overshadowing;
7. Noise impact;
8. Impact on air quality;
9. Detriment to community character by introducing high-density apartment blocks;
10. Strain on local infrastructure which are already operating at full capacity;
11. The proposed development would make the area less desirable and impact property values; *[Officer Note: property values are not a material planning consideration]*.

Following minor layout revisions and alterations to the proposed dormer design, letters were sent to adjoining neighbouring properties for a re-consultation ending 23rd June 2025. One objection was received from a resident wishing to reiterate their earlier objections listed above.

ANALYSIS

Principle of Development

The application site falls within the defined urban area as set out under saved UDP Policy G/D/1, which seeks to concentrate development in urban areas to safeguard the countryside. Chapter 5 of the NPPF seeks to deliver a sufficient supply of homes, with paragraph 61 setting out that *'the overall aim should be to meet as much of an area's identified housing need, 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'*. Paragraph 73 of the NPPF also continues that *'small and medium sized sites can make an important contribution to meeting the housing requirement of an area'*.

Further to this, Policy C1 of the Core Strategy seeks to focus new homes in regeneration areas, town centres and on sites well related to employment development is in recognition of the role that new residential development can play in delivering regeneration, supporting economic growth and attracting and retaining residents. Subsequent to this, Policy C2 seeks to encourage the delivery of, and maximise opportunities for, new residential development in and around Rochdale town centre.

The site is in a highly sustainable and predominantly residential area, and the original use of the site has long ceased. In light of the above, and given the surrounding residential uses, it is considered that the change of use of this building to provide 9 dwellings in this location would be acceptable in principle, subject to all other material considerations addressed below.

Non-Designated Heritage Asset and Visual Amenity

The application is supported by a Heritage Statement which sets out the history of the building and its significance. This states that the building is a former Primitive Methodist Chapel and Sunday School built in a typically plain manner in 1875 with early 20th century extensions. The application site is depicted on the 1891 Town Plan:



The building appears to have been converted to its current commercial use in the 20th century and has undergone a number of unsympathetic alterations including rendering of all elevations and the insertion of UPVC windows. Notwithstanding these alterations, the former church is still a landmark feature within the surrounding area. The surviving terraced properties, along with the nearby grade II listed Norwich Mill provide the historical context in which the Church developed.

The property is of communal interest as well as having surviving architectural features and links to the historic streetscene. For these reasons it is considered that the building is of some architectural and historic interest meriting consideration as a non-designated heritage asset.

The impact of a development on a non-designated heritage asset is a material planning consideration (NPPF paragraph 216). A balanced judgement should be had, having regard to the significance of the asset and the scale of any harm or loss. At a local level, PfE Policy JP-P2 and Rochdale Core Strategy Policy P2 apply. The wider site is a key heritage asset for the purposes of Core Strategy Policy P2, which seeks to conserve, enhance and promote the borough's key heritage assets, both statutory and non-statutory. Policy P1 of the Council's adopted Core Strategy seeks to require design which is of a high standard, demonstrating innovation and originality, and maximising the potential for heritage assets to provide a sense of place and image. Further to the above, Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and enhance the borough's identity and sense of place.

The proposal seeks to convert the building into 8 flats and 1 dwelling. The proposal includes a number of external alterations to windows and doors and the insertion of rooflights and arched dormer windows. The proposal also includes internal works to remove an existing mezzanine level and create a second floor level.

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

The changes are predominately internal however, the proposal does include 6 rooflights and 6 arched dormer windows to enable accommodation at second floor level. There is no objection in principle to the proposed conversion as the building is not in its original use and the last commercial use would most likely have resulted in the loss of most interior fixtures and fittings. While the original windows have been lost, the openings are still of their original proportions and in their original positions. Other than a couple of alterations to windows and doors, the window openings are retained as their original size. The existing UPVC windows will be replaced with aluminium (which will be secured by condition)

It is acknowledged that the insertion of rooflights and dormer windows will impact on the simplicity of the roof however, they will enable the roof storey to be brought into residential use. As a design solution, the roof lights should be conservation style and set flush with the roof (secure by condition) and following discussions with the Council's Urban Design Advisor, narrow width vertically aligned dormers using the same arch form above the windows were considered an appropriate alternative from a heritage perspective. To ensure the correct materials are used details of the dormer materials will be secured by condition.

The proposal also includes re-pointing and making good the existing brick surround to the original Durham Street entrance and new lime render finish to external walls along with new doors (secure by condition).

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

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

Impact on surrounding land users

Core Strategy Policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenity of future residents and occupiers. Policy G9 requires that sensitive new developments such as housing are not adversely affected by existing sources of pollution, including noise, from certain types of industry. Paragraph 135 of the NPPF advises that planning decisions should result in places with a high standard of amenity for existing and future users. The Council's adopted Supplementary Planning Document '*Guidelines and Standards for Residential Development*' (2016) contains a number of guidelines and requirements for the design and layout of new housing in order to preserve the amenity standards for surrounding residents.

Minimum Distance requirements

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

- (i) 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage;

- (ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room; and
- (iii) 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

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

The proposal replaces a window with a door and a door with two ground floor windows on the side elevation fronting Hereford Street at ground floor level. Existing window openings at first floor are retained although the bottom panel of the windows to the side elevation facing Derby Street are to be obscure glazed (secure by condition). Two arched dormer windows and 3 rooflights are proposed to the Derby Street roof slope and 4 arched dormer windows and one rooflight is proposed to the Hereford Street roof slope.

The building faces residential properties on all sides although the rear elevation does not have any windows. The distances between the front elevation of the building and the existing properties on Durham Street is approximately 16m, the east elevation of the building facing Hereford Street predominantly faces the side elevation of 110 Durham Street which has no side windows and there is a distance of approximately 11mbetween the two buildings. The west elevation facing Derby Street faces the rear of properties at 98a-104 Durham Street and the mosque at 1 Derby Street.

Although there are larger windows to the first floor front and side elevations of the application site and the building is higher compared to neighbouring properties, this is a longstanding arrangement. It is not uncommon for distances between face to face terrace houses to be below the requirements in the SPD. Although the residential use will intensify the use of the site, in the context of the residential terraced character of the area, the distances below the SPD are not considered significantly harmful to the amenity of the residents of the neighbouring properties.

The main impact will be the insertion of dormer windows, particularly those to the west roof slope facing 98a-104 Durham Street. However, there is only one dormer window that would overlook the rear garden areas of these properties and a second dormer window would look out onto the roof slopes. Due to the internal head height at second floor level where the dormer is situated and the overall size of the proposed dormer window, it is not considered that this window would have a detrimental impact on the living environment of neighbouring properties in terms of loss of privacy and overlooking and the same is considered to apply to the rooflights to the bedroom and kitchen.

Taking into account the above, officers do not consider that the proposed development would have a detrimental impact on the living environment of neighbouring properties in terms of loss of privacy or overlooking. There are also no extensions to the building and as such, the change of use would not create anymore overshadowing on neighbouring properties than the existing building.

Noise and Disturbance

The site is located within a residential area and it is not expected that the intended residential use would generate any more noise and disturbance than that of the existing commercial use. There is gated access to the alleyway from Derby Street at the rear of 98a-104 Durham Street and the side of the mosque at 1 Derby Street which will be accessible to future residents providing access to the bin and cycle

stores and any noise related to this would be limited to short periods of time on bin collection days.

There will be some noise and disturbance whilst the development is underway and due to the proximity of neighbouring properties, officers consider a condition restricting the hours of work, would ensure there is no undue disturbance to neighbouring properties. A concern has been raised in respect of the impact on air quality. The site is not located within an air quality management area and as the proposal is for the conversion of the existing building, there is not considered to be any impact on air quality. Subject to this condition, the proposal is considered to be compatible with the surrounding environment and would satisfy the objectives of policies G9 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

Occupier Amenity

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

Below is an extract from the Nationally Described Space Standards, which specifically details the Gross Internal Area requirements for new 1 and 2 bedroom dwellings, as is proposed within this application.

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	Built-in storage
1b	1p	39 (37)*	N/A	1.0
	2p	50	58	1.5
2b	3p	61	70	2.0
	4p	70	79	2.0

The proposed floor plans show the following measurements:

Ground Floor

Flat 1 – 1 bed measuring 45m²

Flat 2 (which is the separate dwelling) – is within the two storey section of the building attached to the row of terraces on Durham Street, this is considered a 1 bedroom dwelling with a lounge and kitchen on the ground floor and a bedroom and bathroom on the first floor. It has its own entrance from Durham Street but there is an internal link to the main building to provide access to the bin and cycle store. This dwelling measures 64m²

Flat 3 – 2 bed measuring 65m²

First Floor

Flat 4 – 2 bed measuring 64m²

Flat 5 – 1 bed measuring 46m²

Flat 6 – 1 bed measuring 44m²

Second Floor

Flat 7 – 1 bed measuring 38m²

Flat 8 – 1 bed measuring 43m²

Flat 9 – 1 bed measuring 44m²

The proposed floor plans show all the 1 bedroom units below 50m² which are suitable for 1 person. The two storey dwelling exceeds the floor area and would be suitable for 2 persons. The 2 x 2 bedroom units would be suitable for 3 people. Each unit therefore meets or exceeds the respective NDSS floor space requirements and would accord with the NDSS. The stacking of the rooms is generally acceptable as is the head height within the roof space.

The majority of habitable rooms all have windows and although the bedroom to Flat 7 only has a roof light which will not provide direct views out, it is an adequate size and only affects one unit. Officers therefore consider that adequate levels of daylight and sunlight will be received and this is not an unusual arrangement for bedrooms within existing roof spaces. The internal layout also maximises the windows to ensure adequate light is received to all other units.

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

There is a new entrance to the front of the site proposed from Hereford Street and Units 1 and 2 will also have their own private entrances owing to the existing door openings at the front of the building. The ground floor plan submitted shows an area for the 'post' just inside the main entrance door however, it has not been demonstrated how security and safety issues will be addressed to ensure that the building is not accessible to anybody who might wish to enter. Further details of this will be secured by way of condition.

There is a mosque at 1 Derby Street to the side of the alleyway where there is likely to be users visiting the site on a regular basis however, as this is an existing use, within an existing residential area, officers do not consider that this would have a detrimental impact on future residents in terms of noise and disturbance. However, as the windows are proposed to be changed, it would be expected that adequate internal noise levels and the required sound reduction required to all walls adjoining existing buildings can be achieved. This matter will be secured by way of condition.

The alleyway is approximately 18m in length and there are concerns relating to the safety of users. As the original application proposed 10 flats (and therefore a major application), a Crime Impact Assessment was submitted. This assessment found the proposed scheme to be acceptable but further consideration of certain aspects was recommended as stated in section 3.3 of the assessment and includes matter such as lighting, access to the building, post etc. An informative will be included advising the applicant of this matter.

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

Highways

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 116 of the NPPF states that development should only be

prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios. Policy JP-C8 of PfE states 'we will require 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'.

Due to the constraints of the site, no off-road parking can be accommodated. The Council's Highways Officer has reviewed the application and advised that the site is in a highly sustainable location and a short walk from Rochdale Train Station and within reasonable walking distance of Rochdale Town Centre. The traffic generated by the proposed development will fall below the threshold for further assessment of traffic generation and no parking provision is deemed acceptable in this instance. Concerns have been raised in regards to the impact on parking, including disabled parking however, the size of the proposed development and its potential traffic generation would not be expected to have any detrimental impact on highway capacity that would warrant refusing the application.

The application proposes bin and cycle storage within the main building accessed via the side of the building through a gated alleyway from Derby Street. It is not clear how the bins will be delivered to the highway or returned to the store and to ensure that they are emptied and returned (and not stored on the adopted highway), a condition will be imposed requesting details of this arrangement to be submitted to and approved in writing by the Local Planning Authority.

As such, it is considered that the omission of any formal parking arrangements would not adversely impact public and highway safety and the application would accord with the requirements of Policy DM1 and T2 of the adopted Core Strategy, Policy JP-C8 of PfE and the National Planning Policy Framework.

Drainage & Flooding

The application has been reviewed by the Council's Drainage & Flooding Officer who advised that a sustainable drainage strategy/proposal would be required. However, given the existing site context and scale of the proposal, and considering this matter will be dealt with by Building Regulations, Officers consider that a condition is not applicable or required in this instance. As such, the proposal would be in accordance with the relevant paragraphs of the NPPF and Policy G8 of the Core Strategy.

Landscaping, Ecology and Biodiversity

Policy G6 establishes that development should protect and improve green spaces. Policy G7 of the Core Strategy requires developments to protect existing biodiversity including trees and vegetation. Policy JP-G8 of PfE states that 'through local planning and associated activities a net enhancement of biodiversity resources will be sought'. The NPPF also requires the planning system to contribute to and enhance the natural and local environment.

There are no trees, landscaping or vegetation on site and no ecological documents have been submitted with the application. However, the Council's Ecologist has advised that for a proposal of this nature, it would likely only be bats and nesting birds that could be a constraint. The site is located within a densely urban area with limited bat records nearby to the site although there may be some potential for crevice dwelling bats in small cracks and crevices which may be present. However, the works overall are likely to be low risk to bats. As bats are highly mobile creatures,

informatives will be added to the permission highlighting the applicants responsibility if bats are found and works that will impact nesting birds.

Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application and could include integration of a bat and bird box onto the building. The amended plans show the inclusion 4 double Sparrow terrace boxes which will be secured by way of condition.

Given that the site is all hardstanding and buildings only, the proposal is likely to be exempt from a Biodiversity Net Gain (BNG) assessment under the de minimis rule (less than 25m² of habitat removal).

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

Other Matters

Concerns have been raised in relation to the additional demand the proposed development will have on services such as doctor's, dentist's, pharmacies etc. The scale of the proposed residential accommodation would not be expected to give rise to significant detrimental impact on such services.

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:

Site Location Plan
Received 18th March 2025

Drawing No: 24.3402.SC2.1B – Scheme 2 Proposed Ground Floor Plan
Drawing No: 24.3402.SC2.2B – Scheme 2 Proposed First Floor Plan
Drawing No: 23.3402.SC2.5B – Scheme 2 Proposed Section X -X
Received 2nd June 2025

Drawing No: 24.3402.SC2.3C – Scheme 2 Proposed Second Floor Plan
Drawing No: 24.3402.SC2.6C – Scheme 2 Proposed Elevations V1
Received 6th June 2025

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

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

3. Notwithstanding any description in the application, no above ground works shall take place until full product specifications for all windows along with detailed design of the windows, at a scale of not less than 1:50 (including dormer windows and roof lights which shall be conservation style and set flush with the roof slope) have been submitted to, and approved in writing by, the Local Planning Authority. The bottom panel of the 3 x first floor windows to Flat 6 (facing the rear of properties at 98a-104 Durham Street) shall also be glazed with obscure glass before first occupation of the development and shall be maintained as such at all times thereafter. Windows shall be timber or aluminium. The windows and doors shall be installed in accordance with the approved details thereafter.

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

4. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the dwellings (including lime render and for making good the brick surround entrance) hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

5. Prior to first occupation of the development hereby approved, details of how refuse and recycling collections will be managed from the site (including vehicles, servicing, deliveries and returning of bins to store), shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter refuse collection, servicing, deliveries and returning of bins to store will be carried out fully in accordance with the approved details and the bin store shall be retained for use by the occupiers of the building at all times.

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

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

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

7. Prior to first occupation of the development hereby approved, a Noise Impact Assessment shall be submitted to, and approved in writing by, the Local Planning Authority. The Noise Impact Assessment shall ensure the following internal noise levels are achieved and also show the required sound reduction required to all walls adjoining existing buildings:

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

Upon completion and prior to the first occupation of the dwellings hereby approved, an acoustic verification report shall have been first submitted to, and approved in writing by, the Local Planning Authority confirming that the internal noise levels have been achieved. Thereafter, the development shall not be carried out other than in accordance with the approved scheme.

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

8. The development hereby approved shall include the provision of 5 pairs of Sparrow terrace boxes as shown on approved Drawing No: 24.3402.SC2.6C – Scheme 2 Proposed Elevations V1, received by the Local Planning Authority on 6th June 2025. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with the agreed programme.

Reason: To ensure and secure biodiversity enhancement in the long term. This accords with the NPPF, Policy G7 of the Rochdale Core Strategy and JP-G8 of PfE.

Procedure Statement

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

Notes for Applicant:

The applicant is advised that work that will impact on habitats where nesting birds may be present (for example building works/vegetation clearance), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.

Bats can be mobile and cryptic in their habits, and can turn up in unexpected places. Under the Wildlife and Countryside Act 1981 it is an offence to capture, injure or kill a bat, deliberately disturb a bat, or damage or destroy a bat roost. Planning consent does not provide a defence against prosecution under this act. If bats are encountered at any time during works, work must cease and advice sought from a suitably qualified person about how best to proceed. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link: <https://www.gov.uk/wildlife-licences>

The applicant is advised of the measures recommended in the Crime Impact Assessment by Greater Manchester Police designforsecurity, Version A: 10/12/24,

Ref: 2024/0291/CIS/01 and that these measures should be taken into consideration to secure the site and ensure the safe is safe for future occupants.

Report Author Claire Ringwood