

APPLICATION NUMBER: 24/00119/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00119/FUL

CASE OFFICER

Rosalind Gralton

DETERMINATION DATE 09.05.2024 EXT OF TIME 09/08/2024

Address: Ashworth Valley Scout Campsite Ashworth Road Heywood Rochdale
OL11 5UP

Proposal: Construction of an Outdoor and Indoor Archery Facility, new access pathway, erection of a 2m high overshoot fence, and the creation of new parking spaces

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?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION

APPROVE SUBJECT TO CONDITIONS

SITE

The site relates to a square of land to the west of Ashworth Road, and the associated unadopted farm track which provides access. The site is flat, and is comprised of a rectangle to the north which is covered in hardcore and wooded along its perimeter, and an area of land to the south, which is greenfield and currently devoid of any development or hardstanding. The site is open and rural in character.

The site is located entirely within the Green Belt (G/D/2) and has no other policy designations.

No trees protected by a Tree Preservation Order is located on the site.

The site is part owned by the Ashworth Valley Scouts, who own land within the blue edge and to the south of the site. The application is for the Rochdale Company of Archers, however the proposal would also provide facilities for the nearby scouts to utilise.

PROPOSAL

The proposal relates to the change of use of the land to an indoor and outdoor archery facility, including the development of a single building measuring 67.06m in length, 14m wide, 6.48m high. The proposal also includes the development of the associated outdoor shooting area, car park with 20 spaces and 2 passing places to be created along the access lane.

The building would take the form and appearance of an agricultural building, designed in Yorkshire timber boarding, concrete panels to a height of 2m, and a metal cladding to the roof.

2m high timber solid fence is positioned along the eastern boundary of the site in the outdoor shooting area, and forms a solid, arrow proof fence. Grass would be located on the area denoted 'Outdoor Shooting Range' to the south of the building.

Permeable hardcore surface is proposed on the car parking site, as well as the access toward the shooting range.

Five trees, or groups of trees/hedgerows are to be removed from the site to facilitate the works.

130 solar panels, measuring 1m x 2m in size each, are proposed on the southern roofslope of the building.

Passing places will be created to the access lane from Ashworth Road. 2 part hedgerows are to be removed to facilitate this specifically.

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-G1 Landscape Character
JP-G8 - A Net Enhancement of Biodiversity and Geodiversity
JP-G9 The Green Belt
JP-P1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO1 – To deliver a more prosperous economy

E6 – Supporting and diversifying the rural economy

SO2 – Creating successful and healthy communities

C8 – Improving community, sport, leisure and cultural facilities

SO3 – Improving Design, image and quality of place

P1 – Improving image
P3 – Improving design of new development

SO4 – Promoting a greener environment

G4 – Protecting Green Belt

SO5 – Improving accessibility and delivering sustainable transport

T2 – Improving accessibility

DM1 – General Development Requirements

Unitary Development Plan (UDP):

G/D/2 – Green Belt

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

83/D15246 – Scout Training Complex – Grant subject to conditions – 07/07/1983

CONSULTATION RESPONSES

Lead Local Flood Authority/Drainage

No objections. Initial comments received requesting further details from the applicant prior to the recommendation of a drainage condition.

Highways And Engineering

No objections. Adequate parking provided. No new road safety concerns. No concerns on servicing as this would be maintained privately. No concerns on the drainage along the track.

Rights Of Way Officer

No comments received to date

Tree Officer

No objections. Tree replacement planting and landscaping plan is recommended to be submitted via condition. Agreements with the ecology survey report for mixed hedgerow planting. Condition the AMS and TPP to be implemented in full, details of hardstanding for car park area by condition.

Ecology

No objections. No significant ecological issues identified. Potential ecological issues relating to nesting birds, other wildlife and Invasive species to be secured via condition. Following clarification from Case Officer, no mandatory BNG requirements. Biodiversity enhancements condition secured.

Env Health - Noise/Odours

This section has no objections to the proposals.

Sport England

No objection

REPRESENTATIONS

The site was publicised by neighbour notification and site notice. 44 letters of support for the proposal were received. A summary of the comments is provided below:

- Challenges finding an appropriate location
- Safe, structured and enriching environment to develop skills, physical activity and community.
- Personal and academic growth
- Benefits for junior archers
- The club is 70 years old and has a strong membership, therefore permanent facilities are needed
- Safe space for young people
- Treasure to Rochdale and Archery in the UK
- Enhance national profile and provide a community asset to all
- Loss of a venue if no site provided
- Benefits to health, inclusive sporting opportunities for many with neuro-diverse conditions
- Nearest junior club is 20 miles away
- Opportunity to provide best facilities in the North West
- New site is flat which suits disabled shooters far better

- If application turned down it will cease to exist and affect relationships and community
- North west will lose a huge community
- Difficult to find a site with a field as large as required
- 130-150 archers of all ages, some go onto coach at GB level
- There is a former derelict structure on the site which means it is re-development of a former site and not new development
- Archery is a quiet sport and impact on neighbours will be minimal
- Assimilate well with existing scout facilities

These supporting remarks are taken into consideration in the analysis section of the report.

ANALYSIS

Principle of Development

The application seeks permission for the change of use of vacant land in the Green Belt, to an outdoor and indoor Archery facility. The development includes the creation of a new single storey building, car parking for 20 vehicle spaces, and the associated creation of two passing places along the un-adopted road leading to the site, and change of use of the field to an outdoor archery shooting range.

The application site is located within the Green Belt as allocated under the Rochdale Unitary Development Plan Proposals Map. The National Planning Policy Framework, states that *'The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence'*.

Paragraph 154 states that Local Planning Authorities should regard the construction of new buildings as inappropriate in the Green Belt unless it meets one of the listed exceptions::

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

Additionally, in relation to the proposed passing places and works to the car park, paragraph 155 of the NPPF is relevant, which identifies certain other forms of development which are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

b) Engineering operations

e) Material changes in the use of land (such as changes for outdoor sport or recreation, or for cemeteries and burial grounds); and

The application has been presented to the Local Planning Authority as an exception to inappropriate development in the Green Belt, by exception (b) of paragraph 154, as a result of the proposed building and change of use, providing appropriate facilities for outdoor sport, as long as the facilities preserve the openness of the green belt and do not conflict with the purposes of including land within it. The LPA accept the proposed use and associated change of use of the land will provide outdoor sport. However, the proposal would include the erection of a new building within the Green Belt where there are no buildings currently, and no evidence of any former buildings on the site.

It is also clear that the proposal to the material change of use of the land, and the creation of the car park and passing places could fall within exception b) and e) of paragraph 155, subject to the proposal preserving the openness of the Green Belt and not conflicting with the purposes of including land within it. As such, the change of use of the land to an outdoor archery range, as well as the engineering works proposed to accommodate the passing places and the car park must be considered against whether they preserve openness and do not conflict with the purposes of the green belt.

As such, the proposed facilities (which in this case relate to the proposed building, the outdoor range, proposed car park facilities, and the passing places) must be assessed against how they preserve the openness of the green belt and do not conflict with the purposes of including land within it. When assessing the impact on openness it is clear that the operational development as well as the use of the land should be given consideration.

Impact on openness

As identified above, the presence of the building associated with the provision of outdoor sport does not itself comprise inappropriate development so long as it preserves the openness of the green belt and the purposes of the land within it.

The proposed building and car park would be 130m away from the adopted highway access point on Ashworth Road and would not be visible from long to mid-range views. The building and car park would be largely screened until at a close range, as a result of its wooded character and flat topography. Despite this, the proposed building is overall a large building, measuring 67m in length. A public right of way (HeyFp3) runs across the northern boundary of the site, and would mean the site would be wholly visible from views when travelling west along the right of way. Therefore the proposal would undoubtedly result in some visual harm, and reduce the sense of openness of the green belt, experienced by pedestrians and users of this route, for a brief period when travelling past the building. Even with the building's designed agricultural appearance, the building would result in inappropriate development in the green belt, and cause limited visual harm as a result.

Compounding this, when looking at the spatial element of openness, the physical presence of the building and the introduction of car parking spaces, as well as the operational use of the spaces and access road, would result in a clear and demonstrable effect on the openness of the Green Belt by introducing development to land which is presently open.

The area of land proposed for the site and parking area currently comprises of a rectangular parcel of land dominated by informal hardcore. Verdant trees are located across the perimeter of the northern rectangular portion of the site. A group of trees (identified as G9 on the applicant's submitted Arboricultural Impact Assessment) are located centrally within the plot, however these are proposed to be removed to facilitate the location of the building. The site is flat, and accessed via an unadopted, single lane road, currently in use as a farm track and is a public right of way. The lane has two informal passing places as existing. The proposal would extend these and formalise their use by removing hedgerows. No details of any proposed hardstanding or materials are provided at this stage, although it is indicated no additional hardstanding would be created.

The outdoor shooting range would remain grassed over, and would have a 2m high fence along the eastern boundary to create a solid arrow-proof fence, as in line with the sport's safety standards. Permeable hardcore is proposed on the western side of

the outdoor field to provide access for disabled shooters to the shooting line. No details of the permeable hardcore is provided at this stage. The applicant has confirmed the fence could be painted a colour suitable to blend with the existing landscaping along the boundary, which would be welcomed and secured via condition. Notwithstanding this, the use of the outdoor range, the proposed fence, and the limited hard landscaping associated with the outdoor range, would not result in the loss of openness of the green belt.

The proposed passing places would result in the removal of two hedgerows identified in the submitted Arboricultural Impact Assessment as H40 and a section of H39. This is not mitigated directly by replacement hedgerow planting in this location but could be secured by planning condition. No proposed hardcore or hardstanding is proposed in this location. It is therefore considered the proposed works to facilitate the passing places would not result in harm which would conflict against the openness due to the minor impact of the proposed removal required, and the mitigation secured via planning condition.

In light of the above it is considered that the proposed building, and associated car parking, would result in a loss of openness of the Green Belt, albeit to a limited extent. The proposal would conflict upon the encroachment of the countryside as a result of the physical and operational development. As such, the proposal constitutes inappropriate development in the Green Belt that should not be approved unless there are very special circumstances present that would outweigh the substantial harm to the Green Belt, by reason of inappropriateness, plus any other harm that may be identified. These matters are considered below.

Visual amenity

Paragraph 131 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places 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.

The proposal is for a 67m long, 14m wide, 6.48m high building, which would have the appearance of an agricultural building. The building would be clad in Yorkshire timber boarding and would have concrete block up to 2m in height. The roof would be a metal cladding material and solar panels would be sited on the southern roofslope. The building would have a rural appearance, however is large and not sited close to any adjacent buildings. The closest building would be the scout club to the south. The proposed material palette of the building would be considered acceptable. Details of the fencing to the outdoor archery field and the hardstanding would be secured via condition.

Views from the PROW would be of the northern side elevation, and therefore while the building would be away from the access point and largely hidden from view, to users of the right of way the building would be wholly visible in passing through the site. However, the building would clearly assimilate to that of an agricultural building in the Green Belt, and the outdoor field would not show any clear material changes, nor would it be visible from the passers-by.

No details of external lighting are provided as a result of the development, and is not stated as required for the operation of the Archery range as part of this application. In

the instance this would be required in future, additional planning permission would be required.

The proposal is considered to be acceptable, and in accordance with Policy JP-P1 of the PfE Joint Development Plan, policies DM1 and P1, P2 and P3 of the Rochdale Core Strategy and policies contained within the NPPF.

Trees and ecology

Policy G6 establishes that through development, the Council will sustain and enhance a green network to support growth and regeneration in the borough and provide a high quality environment. Through this we will support new woodland and tree planting in new developments and replace removed trees from a site at a ratio of 2:1 net gains for biodiversity or enhance public access to nature where this is possible.

Additionally Core Strategy policy G7 requires that no development should result in a net loss of biodiversity and geodiversity. Policy JP-G8 of PfE states development will be expected to achieve a net gain in biodiversity of no less than 10%.

The site is characterised as a wooded area with multiple trees of varying ages, concentrated around the rectangular northern half of the site. The specific trees affected by the application are listed below:

- ☐ G9 – a group of immature self-set willows
- ☐ T12 – a semi-mature rowan
- ☐ G17 - a mixed group of semi-mature trees
- ☐ G23 – a semi-mature hawthorn
- ☐ G26 – multi-stemmed immature willow
- ☐ G36 – mixed group of semi-mature trees
- ☐ H39 – mixed group of semi-mature trees

In summary, three trees are proposed to be removed fully to facilitate the development, and five trees are to be pruned. The Council's Tree Officer was consulted on the application and concurred with the submitted Arboricultural Report that the trees identified to be removed are of category C - low value. As a result, no objections were raised to their removal, however a landscaping plan is to be recommended via condition in order for details of replacement tree and hedgerow planting to be secured. Additionally, details of the 'permeable hard core surface' proposed for the car parking area are recommended to be secured via condition. The Tree Officer also concurs with the findings of the ecology survey that the site would benefit from mixed-hedgerow boundary planting as both landscape screening and compensation for tree loss. The submitted tree protection plan and Arboricultural Method Statement is secured via a compliance condition.

The Council's Ecology officer was also consulted. No objections were raised subject to conditions, including a restrictive condition on works completed during bird nesting season, details on reasonable avoidance measures as recommended are carried out, and measures in the submitted ecological appraisal in relation to invasive species are carried out.

In relation to biodiversity, following clarification the Ecology Officer was satisfied the application did not warrant statutory BNG requirements, and stated details of a 10% uplift to comply with PfE requirements can be secured via condition in relation to additional biodiversity mitigation and enhancements.

Further to the above, the submitted ecological and arboricultural reports concludes that the development would have minimal ecological impact on the site, minimal impact on surrounding trees and that there is plenty of opportunity to mitigate any losses and improve the tree and hedgerow population as a whole. Subject to conditions, it is considered that the application would not result in a negative impact on the trees at the site and the application therefore accords with the requirements of policy G6 of the Core Strategy.

Highways

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

No opening times and hours of use have been provided for the club's use on a day-to-day basis, however it is noted this would likely be in evenings and weekends. 20 car parking spaces are proposed which has been confirmed as a necessary number by the applicant, as a result of the typical day to day needs of the club, in addition to the expected parking demand during the Archers' monthly competitions and club shoots. On occasion, the prestige of the club has resulted in hosting regional events once every 3-4 years. On these occasions only the applicant has confirmed the adjacent Scout Camp has agreed to provide overspill parking on their fields.

The Council's Highways Officers were consulted as part of the application. Their comments concluded the proposal would not generate any great volume of traffic and adequate parking is provided on site. The proposal would be accessed via Ashworth Road, and the proposal would result in moderate intensification. If the road required maintenance this is the responsibility of the applicant. No new road safety concerns are raised.

It is noted the Highway's Officer does not comment on the proposed passing places. However, following the Case Officer's site visit, it is acknowledged that the track lane is narrow and given the expected use, it is reasonable to expect groups of people to arrive to the site for similar, pre-arranged times. As a result it is likely cars would meet along the track lane, and therefore the passing places would be required. In addition, the track lane is a public right of way, and therefore the possibility of cars as well as pedestrians need to be considered to pass along this route. As such, the proposed passing places are to be secured via condition prior to the first operation of the proposed Archery facility.

As the site is accessed via an unadopted lane, waste collections etc will need to be via a private arrangement, details of which have not been provided although it is likely these would be facilitated by the same arrangements as the scouts club to the south. To ensure that the facility is serviced appropriately, a servicing statement is secured via condition.

Drainage

The Council's Drainage Officer was consulted on the application and provided initial queries requesting further information from the applicant.

Further information was provided with a draft foul and surface water scheme. Following the submission of this, the Council's drainage officer left the role and was unable to comment. The Lead Local Flood Authority was not a statutory consultee on this application and therefore, given the circumstance and the draft nature of the

information submitted, the Council's standard pre-commencement drainage condition is attached to the decision notice.

Very special circumstances

The introduction of a new building in the green belt and the associated works surrounding the building, and car park, is considered to comprise inappropriate development in the Green Belt. Paragraph 152 of the NPPF states *'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'*. Additionally, Paragraph 153 of the NPPF states *'When considering planning applications, the NPPF states that Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt and 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.'*

The applicant has set out a case for very special circumstances in the submitted Planning Statement.

It is noted within the supporting Planning Statement that the site selection process has been without success for some time. A previous site had been identified in the borough, and a submitted planning application withdrawn (Ref: 20/00784/FUL). The constraints of the site requirements involving a large open field has made sites outside of the Green Belt challenging to secure. The applicant has considered the prospect of separating the two indoor and outdoor uses however confirms this would be unviable for the club both socially and economically, which the Case Officer agrees this eventuality would be likely. This would therefore result in the loss of the club from the Rochdale borough entirely, which would conflict with the aims of JP-P7, which seeks to enable the continued development of major sports facilities and events which can further enhance Greater Manchester's international sporting reputation. While the proposal may not be a 'major' sports facility per se, the applicant has demonstrated a regional significance to the club within the North West, and the loss would be significant on both the community within Rochdale and further afield across Lancashire and neighbouring boroughs in Greater Manchester.

The supporting statement explains the proposed facility is required in order for Rochdale Company of Archers (referred to as 'the Archers') for replacement facilities and to have a permanent base, following the expiration of their tenancy at the current Rochdale Rugby Union Football Club (RRUFC) in 2025. The termination of the tenancy is to allow for RRUFC to expand their own sporting provision, in accordance with Rochdale Borough Council's Playing Pitch Strategy 2016-2026. As a result of the improvements to the Rugby Club, following August 2025, the Archers will be without any indoor or outdoor base.

The application proposal is sited on land at Ashworth Valley Scout Campsite. This will benefit scout groups taking part in the sport, and utilise the benefits and knowledge of the club in close proximity, as well as the building and site itself.

In terms of the benefits, the proposed building and associated works would provide sports facilities to meet a clearly identified need, to which significant weight is attached. Additionally, the relocation of the site from the RRUFC would allow the improvement of rugby facilities in accordance with Local Playing Pitch Strategies. The proposal would also not conflict with the four other purposes of including land within the Green Belt.

Further to the above it is considered that there are 'other considerations' that amount to very special circumstances that would clearly outweigh the identified harm to the Green Belt in terms of inappropriateness and loss of openness. The locational requirements of the site, as well as the constraints associated with finding such a site restrict the applicant to locating other sites. The refusal of this application would result in a probable outcome of the club unable to operate in Rochdale. The proposal would continue the community and economic investment into the borough from across the North West. The use is a quiet use, which would not seek to transform the area from its rural character. It is acknowledged some details which would enhance the scheme's impact upon the green belt can be controlled through the use of planning conditions, which are secured to the decision notice. It is considered that the level of parking proposed is adequate for the scale of the development proposed and it is considered the matters would clearly outweigh the harm identified.

Consequently, given the proposal's harm to the openness of the Green Belt, it is concluded that the other considerations in this case clearly outweigh this identified harm and it is concluded that the proposed development is compliant with local and national planning policy subject to conditions.

RECOMMENDATION: APPROVE SUBJECT TO 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:

Proposed Site Plan - TS537-1
Proposed Elevations - TS537-2
Proposed Access Plan - TS537-6
Site Location Plan
Arboricultural Impact Statement and Arboricultural Method statement prepared by Godwins Tree Surveys 04/03/2024
Preliminary Ecological Assessment prepared by Batworker Ecological Consultancy 13/03/2024

and the development shall be carried out in accordance with these drawings and documents 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. No development shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

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

Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site. Passing places prior to operation of building..

4. The development approved shall not be brought into first use until a statement detailing the proposed servicing arrangements of the building, including collection of waste, has been submitted to, and approved in writing by the Local Planning Authority.

The development shall not be operated otherwise than in accordance with the approved servicing statement without the prior written permission of the Local Planning Authority.

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

5. No site clearance shall take place, including works to trees or shrubs or demolition, between the 1st March and 31st August in any year, unless a detailed bird nest survey has been carried out by a suitably experienced ecologist that shows that no active bird nests are present.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy, policy JP-G8 of Greater Manchester Places for Everyone and the National Planning Policy Framework.

6. No development or works of site preparation shall take place until a detailed method statement for the removal or long-term management/eradication of Himalayan Balsam on the site has been submitted to and approved in writing by the local planning authority. The method statement shall include measures to prevent the spread of Himalayan Balsam during any operations such as mowing, strimming or soil movement, and measures to ensure that any soils brought to the site are free of the seeds/roots/stems of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall be carried out in accordance with the approved method statement.

Reason: In accordance with policy G7 of the adopted Rochdale Core Strategy and to ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread in the wild.

Reason for pre-commencement condition: Construction activity increases the risk of invasive species spreading.

7. No above ground works shall take place until 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 to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat (including provision of 'Hedgehog Highways') has been submitted to and approved in writing by the Local Planning Authority. The

duly approved scheme shall be implemented in full prior to first use 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.

8. Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works and tree-replanting scheme have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of materials to any hard surfaced areas, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works. Works should include proposals for mixed hedgerow planting.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 10 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework. Landscaping and tree replanting.

9. Notwithstanding any description of materials in the application no above ground construction works shall take place until full specifications of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

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

10. Prior to first erection of the fencing as shown on approved plans Site Plan TS537-1 and Elevations TS537-2, the fence shall be painted in a colour of pine green. The fence shall be maintained in accordance with the approved details

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

11. The car parking to serve the development hereby permitted and as shown on plan 'Site Plan - TS537-1' shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: To protect the amenity of nearby occupants and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

12. The proposal shall be carried out in compliance with the details provided Arboricultural Impact Statement and Arboricultural Method statement prepared by Godwins Tree Surveys 04/03/2024. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To safeguard the trees, and to conserve biodiversity value in accordance with Policies G6, G7, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

13. The Reasonable Avoidance Measures provided in the Preliminary Ecological Assessment prepared by Batworker Ecological Consultancy 13/03/2024 shall be carried out in full during the construction of the development.

Reason: To safeguard mammal and amphibian species during construction.

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:

None

Report Author Rosalind Galton