

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/01161/FUL

CASE OFFICER

Claire Ringwood

DATE10th February 2025**Address:** Land Adjacent To 5B-5C Wood Street, Middleton, M24 4DH

Proposal: Erection of a two storey building to accommodate three commercial retail units on the ground floor (Use Class E (a)) together with five residential flats on the first floor including communal area

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?	N

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**GRANT** subject to conditions**CHECKED AND SIGNED OFF BY:** RK**DATE:** 17/02/2025

SITE

The application site is located in Middleton Town Centre (G/S/1) on the corner of Factory Street and Wood Street and sits just outside the Primary and Secondary Shopping Areas and Middleton Town Centre Conservation Area. The site is currently a vacant piece of land that is broadly rectangular in shape. Adjoining the site is a flat roof two storey building consisting of 4 retail units.

The site is within the Defined Urban Area (Policy G/D/1), a Physical Regeneration Area (G/R/1) and an SSSI Impact Risk Zone as identified in the Proposals Map of the saved UDP.

PROPOSAL

The application originally proposed the construction of a two storey building to accommodate three commercial units on the ground floor including one Cash and Carry wholesale unit and two commercial retail units, together with six residential flats on the first floor. Following concerns raised by Officers in respect of the cash and carry use, residential amenity and design matters the application was amended.

The amended proposal is now for three commercial retail units on the ground floor (Use Class E (a)) together with five residential flats on the first floor including a communal area for the benefit of future residents.

The proposed building would be approximately 1m higher than the existing row of units to the north-west of the site. The proposed building would have a flat roof with the front and rear ground floor units being double fronted. A service area is located to the rear side of 5b Wood Street and the proposed building and a footpath is proposed between the two buildings, providing access to commercial waste storage, residential waste storage and cycle storage for the commercial units.

The plans indicate that the proposed materials would be light coloured brick however, the amendments have introduced brick detailing and recesses along with Anthracite Grey windows (RAL 7016), recessed reveals and a parapet cap (RAL 7016) (shown on submitted Window Detail Rev A drawing). Due to the prominence of the site, details of the proposed materials would be secured by condition.

PLANS AND DOCUMENTS SUBMITTED

Drawing No: Sheet 1 Rev A – Location Plan
Drawing No: Sheet 2 Rev A – Existing Plans [Existing Site Plan]
Drawing No: Sheet 3 Rev A – Existing Elevations
Drawing No: Sheet 4 Rev A – Existing Elevations
Drawing No: Sheet 5 Rev A – Proposed Plans [Proposed Ground Floor Plan]
Drawing No: Sheet 5 Rev A – Proposed Plans [Proposed First Floor Plan]
Drawing No: Sheet 5 Rev A – Proposed Plans [Proposed Roof Plan]
Drawing No: Sheet 8 Rev A – Proposed Elevations
Drawing No: Sheet 9 Rev A – Proposed Elevations ii
Received 24th October 2023

Drawing No: Sheet 1 Rev A – Location Plan
Drawing No: Sheet 5 Rev A – Proposed 00 Plan [Proposed Ground Floor Plan]
Drawing No: Sheet 6 Rev A – Proposed 01 Plan [Proposed First Floor Plan]
Drawing No: Sheet 7 Rev A – Proposed Site Plan
Design & Access Statement – Heritage Statement, Planning Statement
Received 5th January 2024

Drawing No: Sheet 5 Rev C – Proposed 00 Plan [Proposed Ground Floor Plan]
Drawing No: Sheet 6 Rev C – Proposed 01 Plan [Proposed First Floor Plan]
Drawing No: Sheet 7 Rev C – Proposed Site Plan

Drawing No: Sheet 8 Rev C – Proposed Elevations
Drawing No: Sheet 9 Rev C – Proposed Elevations ii
Received 30th June 2024

Drawing No: Sheet 5 Rev D – Proposed 00 Plan [Proposed Ground Floor Plan]
Window Detail Rev A
Received 9th July 2024

Drawing No: Sheet 6 Rev C – Proposed 01 Plan [Proposed First Floor Plan]
Drawing No: Sheet 8 Rev D – Proposed Elevations
Received 10th July 2024

Drawing No: Sheet 5 Rev E – Proposed 00 Plan [Proposed Ground Floor Plan]
Drawing No: Sheet 8 Rev E – Proposed Elevations
Drawing No: Sheet 9 Rev E – Proposed Elevations ii
Received 13th July 2024

Transport Statement by SCP, Project No: 240346-TS (1.0), Date: 27 September 2024
Received 27th September 2024

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-J1: Supporting Long-Term Economic Growth
JP-J2: Employment Sites and Premises
JP-H1: Scale, Distribution and Phasing of New Housing Development
JP-H2: Affordability of New Housing
JP-H3: Type, Size and Design of New Housing
JP-G7: Trees and Woodland
JP-G8: A Net Enhancement of Biodiversity and Geodiversity
JP-P1: Sustainable Places
JP-C8: Transport Requirements of New Development

Adopted Rochdale Core Strategy (CS):

SO1	Delivering a more prosperous economy
E1	Establishing thriving town, district and local centres
SO2	Creating successful and healthy communities
C1	Delivering the right amount of housing in the right places
C3	Delivering the right type of housing
SO3	Improving design, image and quality of place
P1	Improving image
P2	Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

SO4 Promoting a Greener Environment

G6 Enhancing Green Infrastructure

G8 Managing water resources and flood risk

G9 Reducing the impact of pollution

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

DM1 General development requirements

SD1 Delivering sustainable development

Unitary Development Plan (UDP):

GD/1 Defined Urban Area

G/R/1 Physical Regeneration

G/S/1 Hierarchy and Role of Centres

EM/7 Development and Flood Risk

EM/8 Protection of Surface and Ground Water

Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development (June 2016)

RELEVANT SITE HISTORY

5A-5E Wood Street

18/00498/FUL - Change of use of ground floor units from Use Class A1 (retail) and Class A3 (restaurant/cafe) to three Class A1 (retail) units and one beauty salon (Sui Generis). Change of use of rear ground floor store rooms to Class B1 (office) use, including for creation of new rear access to existing first floor accommodation. Change of use of existing first floor units from Class A1 and B1 uses to three Class B1 office units. Alterations to front elevation including installation of new shopfronts and security shutters. Installation of replacement window units on front elevation at first floor level and on rear and side elevations. New openings and infilling of existing openings to rear and side elevations. Formation of new parapet wall to rear balcony area. Approved 24/08/2018.

18/01127/DOC - Submission of details to comply with conditions 3 (Security Shutters), 4 (Car Park), 5 (Soft Landscaping), 6 (Boundary Treatments) and 7 (Car Park Provision) of planning permission 18/00498/FUL. Request completed 06/02/2019.

Land adjacent to 5B-5C Wood Street

21/00151/FUL - Change of use of land to hand car wash including siting of temporary amenity building, installation of bollards, installation of hardstanding and dropped kerbs to front and rear of site. Refused 15/07/2021.

21/01309/FUL - Change of use of land to car valet service including erection of single storey office building and canopy, installation of bollards and dropped kerbs to front - Resubmission of 21/00151/FUL. Refused 24/11/2021.

SUMMARY CONSULTATION RESPONSES

Environment Agency

No comments at the time of writing.

Highways

Summary: No objection following the submission of a Transport Statement and subject to a dilapidation survey being conditioned.

Environmental Health (Noise)

Summary: This section cannot support the application, a Noise Impact Assessment is required.

Drainage & Flooding Officer

Summary: No objection subject to a condition.

United Utilities

No objection subject to conditions.

[Send full letter to agent]

Environmental Protection (Land)

A PRA would be required.

Conservation Officer

Summary: No objection subject to full materials condition.

REPRESENTATIONS

The application was publicised by way of neighbour notification letters, a site notice and an advert. No letters of representation have been received.

ANALYSIS

Principle of Development

The application site is allocated as a Defined Urban Area under the Rochdale Unitary Development Plan. Saved Policy G/D/1 is therefore relevant to any application on the site and in the supporting text to this policy it is established that new development should be located in the urban area, so as to support urban regeneration and to protect the countryside.

Paragraph 90 of the NPPF states that planning policies and decisions should support the role that town centres play at the heart of the local communities, by taking a positive approach to their growth, management and adaptation. Paragraph 90 a) states planning policies should *'define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflect their distinctive characters'* and Paragraph 90 f) states planning policies should *'recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites'*.

Policy JP-H3 of Places for Everyone requires development 'to incorporate a range of dwelling types and sizes' and a key aim of the Plan is to boost the supply of well designed, adaptable new homes with appropriate access to private space.'

The site to which the application relates is located within the Middleton Town Centre, as defined under saved Policy G/S/1 and the UDP proposals map. Policy E1 of the Rochdale Core Strategy sets out that the Council will maintain and promote the existing hierarchy of

retail centres in the Borough and promote a scale of retail and leisure development appropriate to size, catchment and role. Policy SP3/M of the Core Strategy sets out the spatial strategy for Middleton, which seeks to focus retail, leisure, cultural and employment development in the town centre.

The site also falls within the 'Central Middleton' area of The Middleton Town Centre Masterplan, which was adopted by the Council in March 2023 and establishes guiding principles for new development at priority regeneration sites within and nearby Middleton Town Centre. Within the Masterplan, the site is denoted as plot 1.2, and is deemed suitable for retail development at ground floor with residential above.

Taking the above into consideration, policy supports the use of retail units and residential units in town centres as they are compatible with surrounding land uses. The proposed scheme would contribute as an employment use within the defined town centre and would provide much needed housing as identified in Policy C1 of the Core Strategy. The principle of development is therefore considered acceptable.

Visual Amenity and Heritage Assets

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

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

Paragraph 139 of the NPPF states that in determining applications, significant weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Paragraph 208 of the NPPF states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. Paragraph 210 goes on to state that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.

The surrounding town centre buildings comprise of a variety of styles and designs although there are a number within close proximity that are two storey with flat roofs including the buildings directly to the side of the site and on the opposite side of Wood Street. The proposed building will occupy a prominent corner position and although modern in design it is simplistic in appearance which is considered to read well together with the neighbouring buildings in a town centre setting.

Although the site is not within the Middleton Town Centre Conservation Area, it is directly opposite and there are a number of local interest buildings. The Council's Conservation/Urban Design Officer has reviewed the application and advised that the proposed building is similar in form and scale to the adjacent buildings and would be an enhancement of the site. The

proposal is therefore considered to have a neutral impact on the character of the Conservation Area and on balance is acceptable.

Amendments to the scheme have introduced low stall risers to the shopfronts and also to the floor to ceiling windows on the splayed corner fronting Wood Street. An inverted 'L' shaped canopy is also proposed to the residential entrance on Wood Street. The plans indicate that the proposed materials would be light coloured brick however, the amendments have introduced brick detailing and recesses along with Anthracite Grey windows, recessed reveals and a parapet cap. Due to the prominence of the site, it is considered important to condition the submission of materials to ensure the development is not detrimental to the character and appearance of the town centre. No details have been provided in regards to boundary treatment to the service area however, this matter can also be secured by condition.

To ensure the development has an active frontage and is well-designed, a condition will be imposed for details of any security shutters to be submitted to and approved in writing by the Local Planning Authority.

The design and appearance of the proposed development is therefore acceptable in the context of the character and appearance of the site and immediate area and is in accordance with the Rochdale Core Strategy Policies P2, P3, C3 and DM1, Policy JP-H3 of PfE as well as the National Planning Policy Framework.

Residential Amenity

Paragraph 135 of the NPPF advises that planning decisions should always seek to secure a high standard of amenity for all existing and future occupants of land and buildings. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments *"should be carefully designed to protect the amenity of the occupants of adjoining properties."*

Due to the town centre location, the surrounding land uses are predominantly retail and commercial. The proposed commercial/retail element is therefore acceptable and is not considered to impact on surrounding land uses. In regards to the residential element of the scheme, the corner position means that there is Factory Road and Wood Street between the existing and proposed buildings. The distances between the buildings are generally in line with the Council's minimum distances as set out in the SPD although the SPD continues that *'exceptions to these minimum standards may be acceptable in some circumstances and applications will be considered on their individual merits'*. Officers are satisfied that the distances achieved are typical of town centre locations and the residential element of the scheme would not have a detrimental impact on neighbouring buildings in terms of loss of privacy and overlooking. Opening times and delivery times will be controlled by way of conditions to ensure there is no significant impacts on neighbouring properties in terms of noise and disturbance.

Living conditions for future residents

The Nationally Described Space Standards (NDSS) is a technical standards document produced by the Government to ensure internal space within new dwellings is suitable for application across all tenures. Whilst not a standard formally adopted by the Council it has been used more recently to seek to improve the size and quality of new homes in the borough it has become part of the Council's adopted framework PfE. Table 1 of this document sets out the minimum gross internal floor area requirements for new dwellings, across varying number of bedrooms, occupants and floors.

Table 1 - Minimum gross internal floor areas and storage (m²)

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

The following flat sizes and measurements are:

Flat 1 – 2 bedroom / 4 person = 63sqm

Flat 2 – 2 bedroom / 3 person = 62sqm

Flat 3 – 2 bedroom / 3 person = 67sqm

Flat 4 – 2 bedroom / 3 person = 62sqm

Flat 5 – 1 bedroom / 1 person = 47sqm

Communal space = 80sqm

Flat 1 does not meet the NDSS requirements for a 2 bedroom / 4 person unit however, it would be suitable for 3 persons. Notwithstanding this, the internal configuration of the proposed flats provides suitable living, kitchen and dining areas to bedroom ratio and all habitable rooms benefit from windows to ensure adequate light and outlook would be achieved to these rooms. No private outdoor space is proposed however, due to the town centre location, this is acceptable.

The Council's Environmental Health Officer has reviewed the application and stated they could not support the application as a Noise Impact Assessment has not been submitted with the application. However, Officers consider this matter can be dealt with by way of a standard noise condition due to the town centre location.

There are two existing air conditioning units at first floor level on the side elevation of 5b Wood Street however, these would be located closer to the communal space than the 1 bedroom flat. The service area is also located below windows to the 1 bedroom flat above. Notwithstanding this, the recommended noise condition would ensure that noise levels are achieved through design and it is expected that future occupiers of the flats would expect some additional noise disturbance within the town centre. As stated previously, conditions will be imposed to restrict the opening hours and delivery times of the retail units to ensure there are no significant impacts in regards to noise and disturbance to future residential occupiers.

The communal space proposed is slightly unusual however, this section of the building was not suitable for residential. To ensure this space remains for the benefit of the residents of the flats only, this will be secured by way of condition.

In light of the above, it is considered that the proposed development would provide an adequate level of accommodation for future occupiers and would not impact on existing uses in accordance with Policies DM1, SO2 and G9 of the Rochdale Core Strategy, the Guidelines & Standards for Residential Development SPD and the NPPF apply.

Highways

Policy T2 of the adopted Core Strategy is regarding improved accessibility and parking and requires that developments provide parking in compliance with the Council's Car Parking Standards (CS Appendix C5). 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'.

The Council's Highways Officer has reviewed the application and advised that the application site is in a highly sustainable area located in Middleton Town Centre along public transport links and within walking distance of public transport links.

No parking provision is proposed but as the site is within the town centre, this is acceptable.

Access to the service area of the site is adequate and a point of slow moving traffic and there are no concerns regarding refuse collection from this location. Bin and cycle storage are located within the building with the exception of cycle parking for the retail units which will be located along the footway to the side (secure by conditions).

The Council's Highways Officer raised a concern in regards to how the proposal impacts on the forward visibility on the bend from Factory Street onto Wood Street which could be dangerous given the location of the pedestrian crossing on Factory Street and the high probability that people will be crossing the road. The agent submitted a Transport Statement on the 27th September 2024 which was reviewed by the Council's Highways Officer who raised no further concerns. However, due to the proximity of the site to the footpath and roads, a dilapidation survey would be secured by way of condition to ensure any damage to the carriageway and footway is remediated.

Officers consider that the proposed parking would have an acceptable impact on the highway network in line with Policy T2 of the Core Strategy, JP-C8 of PfE and the NPPF.

Drainage and Flooding

Policy G8 of the Core Strategy sets out the Council's strategy for managing water resources and flood risk more effectively in the interests of public safety, protecting property and infrastructure and the conservation of the natural environment. Policy JP-S4 of PfE states 'an integrated catchment-based approach will be taken to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk, by: 2) Working with natural processes and adopting a natural flood management approach to slow the speed of water drainage and intercept water pollutants'.

The Council's Drainage & Flooding Officer has reviewed the application and advised that no details of connections have been provided. Since there is a public surface water drain (sewer) in the immediate vicinity of this site, connection for roof drainage will need to be made to it. This matter can be secured by way of condition. United Utilities also request a condition for the submission of a sustainable drainage management and maintenance plan.

With these conditions in mind, officers consider the proposed development would comply with Policy G8 of the adopted Rochdale Core Strategy and Policy JP-S4 of PfE.

Land Contamination and Stability

The NPPF and Policy G9 of the Rochdale Core Strategy states that the Council will ensure that any risks arising from contaminated land or land instability are identified, and that any appropriate actions to address these risks are taken, prior to development taking place.

The Council's Environmental Protection Officer has been consulted and advised that a Preliminary Risk Assessment would be required. Subject to this condition the proposed development is considered to accord with Policy G9 of the Rochdale Core Strategy and the NPPF apply.

RECOMMENDATION

GRANT subject to the following conditions:

1. TIME LIMIT

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. APPROVED PLANS

This permission relates to the following plans:-

Drawing No: Sheet 1 Rev A – Location Plan
Received 5th January 2024

Drawing No: Sheet 6 Rev C – Proposed 01 Plan [Proposed First Floor Plan]
Received 10th July 2024

Drawing No: Sheet 5 Rev E – Proposed 00 Plan [Proposed Ground Floor Plan]
Drawing No: Sheet 8 Rev E – Proposed Elevations
Drawing No: Sheet 9 Rev E – Proposed Elevations ii
Received 13th July 2024

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

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

3. MATERIALS

No above ground works shall take place until such time as a detailed specification of materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and shall include large scale drawings of brickwork detailing and bonding where it is proposed at a scale not less than 1:20, full details of the front entrance, surrounds, depth of reveals, windows, window surrounds and doors. The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

4. PRELIMINARY RISK ASSESSMENT

Prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) shall be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report shall be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and

potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

5. SUSTAINABLE SURFACE WATER DRAINAGE SCHEME

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 following details shall be provided:-

- (i) Construction details for permeable paving including kerbing and cross-section of open graded sub-base, if this type of paving forms part of the sustainable drainage system.
- (ii) Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD. Foul and surface water shall drain on separate systems. Surface water shall drain to the public surface water drain (sewer) and foul sewage shall connect to the combined sewer system.

The approved scheme 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/ use of the proposed development, the drainage scheme 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. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

6. SUSTAINABLE DRAINAGE MANAGEMENT AND MAINTENANCE PLAN

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- i (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company;

and

- ii (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

7. CONSTRUCTION MANAGEMENT PLAN

No development (including any site clearance or preparation works) shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include details of the following matters:

- a. the parking of vehicles of site operatives and visitors;
- b. loading and unloading of plant and materials;
- c. storage of plant and materials used in constructing the development;
- d. the placement and appearance, and details of the maintenance of security hoarding;
- e. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
- f. the provision of wheel washing facilities; and
- g. details of the proposed construction hours, including deliveries, which for the avoidance of doubt must not take place outside the hours of 08:00 Monday – Friday and 09:00-14:00 on Saturdays, with no work taking place on Sundays or Bank Holidays.

The approved method statement shall be adhered to throughout the construction period of the development.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G9 and T2 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the amenity of nearby residents and to highways and pedestrian safety and a scheme therefore needs to be agreed in advance of any works taking place.

8. NOISE LEVELS

The dwellings hereby approved shall be designed and constructed to ensure the following indoor noise levels are achieved:

- 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;

- 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

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

Reason: To ensure a satisfactory standard of residential amenity with Policies DM1 and G9 of the Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

9. VEHICLE PARKING

The development hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with policies T2 and DM1 of the Core Strategy.

10. REFUSE AND RECYCLING (TO BE APPROVED)

Notwithstanding the approved drawings, the development hereby permitted shall not be occupied until details of refuse and recycling storage sufficient for the intended development has been submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be fully implemented before first occupation and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained as such.

Reason: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy T2 of the Core Strategy, JP-C8 of PfE and the NPPF.

11. BOUNDARY TREATMENT (DETAILS TO BE SUBMITTED)

Prior to first occupation of the development hereby approved, a plan indicating the positions, design, materials and type of boundary treatment to be erected to the service area, shall be submitted to and approved in writing by the Local Planning Authority. Where appropriate the boundary treatment shall include the provision of mammal gaps. The boundary treatment shall be implanted in accordance with the approved plan before the development is occupied or otherwise in accordance with a timescale agreed in writing by the Local Planning Authority.

Reason: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenity and the character of the area in accordance with Policies P3 and DM1 of the Rochdale Core Strategy and the Council's Guidelines and Standards for Residential Development SPD.

12. CYCLE STORAGE

The development hereby approved shall not be brought into use until such time as details for the design of cycle stores has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the approved development first being brought into use. The approved cycle stores shall be retained as constructed for its intended use thereafter.

Reason: To ensure the provision of satisfactory and secure facilities for cycle storage and in the interests of visual amenity in accordance with Policies P3, T2 and DM1 of the adopted

13. DILAPIDATION SURVEY

A Dilapidation Survey of the carriageway and footway shall be carried out before, during and after completion of the development hereby approved which shall be submitted to, and approved in writing by, the Local Planning Authority. Upon completion any damage evident to the adjacent highway shall be remediated to the same or better standard.

Reason: In the interest of highway safety and in accordance with Policy T2 of the Core Strategy, JP-C8 of PfE and the NPPF.

14. EXTERNAL LIGHTING

No occupation of any residential or commercial units hereby approved shall take place until such time as an external lighting scheme has been agreed and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented and maintained in working order for the lifetime of the development.

Reason: To ensure the safety of future occupiers and assist reducing crime and the fear of crime more generally, whilst minimising any potential amenity or environmental nuisance in accordance with policy DM1 of the adopted Rochdale Core Strategy, policy JP-P1 of the adopted Places for Everyone joint development plan and the National Planning Policy Framework.

15. FIXED MECHANICAL PLANT

No fixed plant, if proposed, shall be installed on the external fabric of the building until such time as a scheme has first been submitted to and approved in writing by the Local Planning Authority. Any submission shall include a Noise Impact Assessment of the proposed fixed plant which shall be carried out in accordance with BS4142:2012 (or any subsequent replacement national standard hereto).

The approved plant shall be installed in accordance with the recommendations of the approved assessment and shall be maintained thereafter in order to ensure that it operates to the same standard as approved.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

16. SECURITY SHUTTERS

No security shutters, if proposed, shall be installed until such time as large-scale details of any proposed security shutters, at a scale of not less than 1:50, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include a specification of the shutter including detail of its materiality, colour treatment and a cross section showing the installation of the shutter. For the avoidance of doubt, any installed security shutters must be internally housed and positioned, which may need to be reflected in the construction design. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In the interest of ensuring that development is well-designed in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

17. OPENING HOURS

The commercial component of the development in Use Class E (a) hereby approved shall not be operated outside the hours of 07:00-23:00 Monday to Saturday and 07:00-21:00 Sundays and Bank Holidays.

Reason: To protect the amenity of nearby occupants and in accordance with policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

18. DELIVERY HOURS

There shall be no deliveries during the operational phase of the commercial element of the development hereby approved outside of the hours of 09:00 – 18:00 Monday to Sunday including Bank Holidays.

Reason: To protect the amenity of nearby residential occupants in accordance with policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

19. COMMUNAL SPACE

The communal space shall only be used by the residents of the dwellings hereby approved and shall only be used for purposes ancillary to the residential use and not for any other purpose.

Reason: To protect the amenity of residents and to ensure the communal space remains ancillary to the residential use in accordance with Policy DM1 of the adopted Rochdale Core Strategy and the Council's SPD.

20. REMOVE PD RIGHTS

Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the premises shall be used for Class E(a) and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to highway safety, residential amenity or town centre uses in accordance with Policies E1, DM1 and T2 of the adopted Core Strategy and the NPPF.

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:

Informatives:

The applicant is advised that any signage proposed to the building will require separate advertisement consent.