

APPLICATION NUMBER: 24/00772/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00772/FUL	Nick Brookman	16 th July 2025

DETERMINATION DATE (EXTENSION OF TIME)

25th July 2025

Address: Land adjacent to Platting Lane, Rochdale, OL11 2JT

Proposal: The erection of two residential dwellings with associated car parking and landscaping

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N/A

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

RECOMMENDATION	Approve subject to conditions
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CHECKED AND SIGNED OFF BY: LA

DATE: 24/07/25

SITE

The application site relates to a vacant area of land on the east side of Platting Lane opposite the junction with Chapel Street. Platting Lane links Queen Victoria Street in the south to Well I Th Lane in the north.

The site itself is comprised of a small dilapidated garage in the south east corner, an open area of grassed land, a former hardstanding to the south that would have served the garage and the east and south of the site is subject to dense shrub, trees and other vegetation.

Land to the north is used as an off street car parking area to support Rochdale Royale commercial centre located in the north west of the application site. The Sudden Brook bounds the eastern boundary of the site with residential dwellings beyond that to the east. The south of the application site is predominantly residential with terraced properties lining both the west and east sides of Platting Lane. Sunflower Nursery is sited immediately opposite the application site to the west along with more residential terraced dwellings.

The application site is within the defined urban area and is approximately 2km away from Rochdale Town Centre.

PROPOSAL

Planning permission was originally sought for the erection of 3 two storey terraced dwellings but following amendments to the scheme owing to concerns raised by Planning Officers, the scheme has been reduced to 2 semi-detached dwellings.

The proposed building line would sit in line with the existing terraced row of properties and would be of a similar scale and massing.

Each property would benefit from 2 parking spaces and each dwelling would benefit from soft landscaped areas and each property would benefit from a rear private garden.

The internal arrangement for each dwelling has been designed to incorporate 4 bedrooms and a bathroom with two bedrooms accommodating 2 persons and the other two accommodating a single person.

The proposed appearance of the dwellings looks to match the existing established built environment by proposing match facing red brick facades and tiled roofs. Stone cills and openings will be incorporated to the proposed frontage windows and doors and all windows and doors are to be dark grey upvc fittings with fenestration designs that match the exiting adjacent dwellings.

Following requested design amendments, the proposed porch canopy roofs are now removed, and mock chimneys have been added to the roof of each dwelling.

RELEVANT PLANNING POLICY

National Guidance

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

Local

Adopted Rochdale Core Strategy (CS):

SO2 Creating successful and healthy communities

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

SO3 Improving Design, image and quality of place

- P1 Improving image
- P3 Improving design of new development

SO4 Promoting a greener environment

- G1 Tackling and adapting to climate change
- G2 Energy and new development
- G7 Increasing the value of biodiversity and geodiversity
- G8 Managing water resources and flood risk
- G9 Reducing the impact of pollution, contamination and land instability

SO5 Improving accessibility and delivering sustainable transport

- T2 Improving accessibility
- DM1 General Development Requirements

Unitary Development Plan (UDP):

- G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

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

Places for Everyone Joint Development Plan (PfE)

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

- JP-S1 Sustainable Development
- JP-S4 Flood Risk and the Water Environment
- JP-H1 Scale, Distribution and Phasing of New Housing Development
- JP-H3 Type, Size and Design and New Housing
- JP-H4 Density of New Housing
- JP-G6 Urban Green Space
- JP-G7 Trees and Woodland
- JP-G8 A Net Enhancement of Biodiversity and Geodiversity
- JP-P1 Sustainable Places
- JP-C5 Streets for All
- JP-C6 Walking and Cycling
- JP-C8 Transport Requirements of New Development

RELEVANT SITE AND NEIGHBOURING HISTORY

None Relevant.

CONSULTATION RESPONSES

Highways and Engineering

No objection.

Lead Local Flood Authority/Drainage

No objection.

Environmental Health (Noise)

No objection subject to condition.

Environmental Contamination

No objection subject to condition.

United Utilities

No objection and informal advice provided.

Tree Officer

No comments received.

Greater Manchester Ecology Unit (GMEU)

No objection subject to condition.

Environment Agency (EA)

No objection subject to condition.

REPRESENTATIONS

Letters of notification were sent to the occupiers of surrounding buildings on 10th October 2024. In addition, x1 site notice was displayed adjacent to the application site on 10th October 2024. No representations were received.

Following the submission of amended drawings, re-consultation letters were issued to neighbours on the 13th February 2025 but again, no representations were received.

ANALYSIS

Principle of Development

The site lies within the defined urban area where Policy G/D/1 of the UDP seeks to concentrate development. CS Policy C1 seeks to maximise the potential of previously developed sites within the urban area to achieve a target of 80% of new housing on previously development land (PDL). The site is partly PDL and greenfield land.

Annexe 2 of the NPPF sets out that PDL is land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface

infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

CS Policy C1 sets out that in the north of the borough, the Council will deliver an overall scale and density of development that reflects the accessibility and character of the Pennine Fringe and that the Council will consider the sustainable development of greenfield sites within the urban area where it is demonstrated that:

- a. The development would have limited adverse impact on green infrastructure or amenity value in and around the site; and
- b. Green infrastructure is, wherever possible incorporated into the scheme.

CS Policy C1 states that all new residential development will be expected to comply with the general Development Management criteria outlined in Policy DM1.

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

Places for Everyone establishes the need for at least 616 net additional dwellings per year in Rochdale to meet the housing needs of the borough. Policy C1 of The Core Strategy seeks to focus housing development on previously developed sites within the urban area, setting a target of 80% of new housing on previously developed land.

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

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

The proposed development would lead to the provision of two residential dwellings in a sustainable location which would contribute to and assist the borough in meeting its housing requirements.

Whilst the southern area of the application site is PDL, the northern area is greenfield and remains undisturbed. Referring back to CS Policy C1, six individual trees and 2 tree groups are proposed to be removed to facilitate the proposed development which is contrary to the requirement for development to have limited adverse impact on green infrastructure or amenity value in and around the site. However, the trees to be removed have been categorised

as being of Category C value and therefore they are of poor quality and are in this instance, diseased or structurally defective trees.

In any case, whilst the latest published information suggests that the Council can demonstrate a five year supply based on the Core Strategy target; this does not preclude the promotion of sustainable development where this can assist in delivering additional housing to meet local needs.

As such, the principle of development of a part PDL and greenfield site such as this for residential purposes need not be un-acceptable in principle; and on the basis that the proposal would make a valuable contribution to housing supply within the Borough, whilst being in a sustainable location within close proximity to local amenities and public transport facilities, on balance, the proposal provision of 2 residential dwellings in this sustainable and urban area location is acceptable in principle and in accordance with adopted Rochdale Core Strategy Policies, C1, C3 and Places for Everyone Policies JP-S 1, JPH 2 and JP-H 4, as well as the National Planning Policy Framework.

Design and Appearance

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

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

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

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

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

The immediately surrounding area is urban in character and overall the appearance and character of the surrounding area is somewhat mixed with commercial buildings varying in height and architectural style/appearance to the north and other terraced dwellings to the south.

The proposed development that has been revised since initial submission to include mock chimneys to the roof and pitch roof porch canopies (instead of a flat roof) is considered to provide an opportunity to enhance the area through appropriate use of design for this inner urban setting.

The proposed development would complement the existing character of the area through its design and appearance. The proposed elevation materials would ensure the development fits in with the character of the existing terraced dwellings on the east and west side of Platting Lane to the south of the application site. The height and massing of the dwellings is appropriate to its location, and the development is not significantly taller or inappropriately bulkier than the adjacent or surrounding terraced dwellings.

Upon original submission of the proposed for 3 dwellings it was noted that there would be limited room for landscaping surrounding the dwellings with space for in plot landscaping only, however owing to the benefit of a re-design and the proposal now presenting the construction of two dwellings, this has afforded the opportunity for a much stronger landscaping scheme across the entire proposal.

The proposed boundary treatments to delineate the proposed curtilages are appropriate for the proposed scheme and would not appear out of character for a development of this nature. Following comments from the EA and the proximity of the rear boundary fence to Sudden Brook, the rear boundary fence has been re-designed as a post and wire fence which would be wildlife friendly allowing migrating wildlife to pass undisturbed. The proposed boundary treatments appropriately define the proposed curtilages of both dwellings and its location ensures that an appropriate amount of recreational garden space remains available for each dwelling.

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

Occupier and Neighbour Amenity

Policy DM1 of the adopted Core Strategy requires that all development proposals are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents.

Development should not affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy and development should mitigate against any impacts due to noise, dust, light and odour pollution. Policy G9 also requires that sensitive new development such as housing, are not adversely affected by existing sources of pollution such as roads and certain types of industry.

Similarly, Paragraph 135 goes on to state that planning policies and decisions should ensure that developments create places with a high standard of amenity for existing and future users.

Neighbour amenity

The SPD – Guidelines and Standards for Residential Development sets out minimum space standards that should be applied to all new residential development and development which affect existing residential properties. These are:

- ☐ 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;
- ☐ 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room; and

- ⑦ 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

The SPD advises that where these separation distances cannot be achieved, proposals should be “compatible with the density and character of surrounding development”.

In this instance the proposed development would be compliant with the required standards and there are no concerns with regards to impacts on neighbouring amenity from privacy or overlooking perspectives.

Occupier amenity

In terms of occupier amenity, Officers must consider if the proposed development provides both sufficient internal and external space that is proportionate to the size of the dwelling ensuring that any space provided meets the needs and requirements for future occupiers for the lifetime of the development.

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

In making an assessment on NDSS, Officers have calculated that all bedrooms 1, 2 and 4 meet the requirements and provide enough individual floor area and widths to meet the standards. However, bedroom 3 would not comply with standard 10.C which sets out that in order to provide 1 bed space, a single bedroom must have a floor area of least 7.5 sqm and be at least 2.15m wide. Whilst bedroom 3 is wider than 2.15m, the overall floor area is 7.275 sqm. However, Officers are satisfied to accept the proposed bedroom size given the exceptionally small margin whereby bedroom 3 is merely 0.225 sqm smaller than the NDSS.

Turning to the minimum gross internal floor area of the dwellings and taking into account that the proposed dwellings propose 4 bedrooms and 6 bed spaces, the requirement is to provide 106 sqm gross internal floor area as a minimum. Officers have calculated that the dwellings provide approximately 116 sqm and therefore exceeds the NDSS.

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

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

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

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

Ecology and Biodiversity Net Gain

Core Strategy Policy G7 requires that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection and that opportunities for enhancing biodiversity and geodiversity will be supported. It is expected that development proposals will protect and include existing biodiversity and take opportunities to promote biodiversity and create new habitats using landscaping and building and construction features wherever possible. CS Policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.

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

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

As of 2nd April 2024, BNG of 10% for minor planning applications is mandatory for development in England under Schedule 7A of the Town and Country Planning Act 1990. In this instance the applicant has claimed the development to be self-build which falls within the exemptions listed under The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

The application site is not allocated for nature conservation under local planning policy and nor is the site subject to any statutory or non-statutory nature conservation designations.

The application is accompanied by an Ecological Appraisal and Biodiversity Net Gain Metric and Assessment which the GMEU are satisfied with.

Nesting Birds

Trees and shrubs will be lost as part of the development which provides potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981. For this reason, vegetation clearance and construction works should be undertaken outside of nesting season to avoid any impact on breeding birds. However an appropriately worded condition is included to permit such works within bird nesting season subject to a suitably experienced ecologist carrying out a nesting bird check prior to works commencing.

BNG

GMEU are satisfied that the revised BNG assessment is appropriate, and that outstanding habitat and watercourse gains will be achieved offsite via purchasing offsite credits from a third-party provider to achieve 10% BNG.

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

Environment Agency

Following the submission of the amended WER Assessment and re-location of the proposed rear boundary fencing away from the top of the river bank, the Environment Agency have confirmed that they have no objection.

Summary

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

Trees

Paragraph 136 of the NPPF states that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Paragraph 180 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity, providing net gains where possible, and contributing to the Government's commitment to halt decline.

CS Policy G6 expects development proposals affecting green infrastructure to avoid the loss of existing features such as trees unless suitable alternative provision is made or they have limited value. Policy G6 also states that removed trees from a site should be replaced at a ratio of 2:1.

As referred to above, CS Policy G7 requires that no development should result in a net loss of biodiversity and geodiversity. PfE Policy JP-G7 sets out that where development would result in the loss of existing trees, developments would be required to provide replacements on the basis of two new trees for each tree lost.

Whilst part of the site is considered to be PDL, the site is predominantly comprised of grass and vegetation coverage and the proposal results in the removal of 6 individual trees and 2 tree groups.

No comments have been received from the Councils appointed Tree Consultee but in the Officers assessment, the application is accompanied by an Arboricultural Impact Assessment and Method Statement which confirms that 2 trees and 2 groups are being removed with all trees being removed considered to be Category C or below and are therefore of low quality.

Four individual trees will be retained and protected throughout the development. As recognised within the submitted Arboricultural Impact Assessment, mitigation can be provided for the impact of the development on the retained trees by virtue of protective fencing around the RPA.

With regards to compensation, the applicant has proposed to replant 4 new trees as demonstrated on the proposed site plan Rev L. These mitigation measures would not comply with CS Policy G6 as the number of trees to be replaced is at a ratio of 1:1 and not 2:1 as required by CS Policy G6. Therefore a condition is imposed on this permission that will require the submission of a detailed soft landscaping scheme and specification that will require the provision of a replacement tree planting scheme at a ratio of at least 2:1.

Accordingly, subject to conditions, the proposed development is considered to acceptable and would comply with G6 and G7 of the Core Strategy, PfE and the NPPF.

Drainage

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

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

The site is located within Flood Zone 2, having between a 1:100 and 1:000 or greater annual probability of river flooding in any year.

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

The LLFA have no objection and United Utilities raised no objection but provided comments to support and direct the applicant to managing surface water and consider the drainage plan in accordance with the drainage hierarchy.

The Environment Agency have also not raised concerns on flood risk / drainage grounds.

Accordingly, the development accords with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of PfE and the NPPF.

Highways

Highways initially objected to the proposed development given the location of the parking area for plot 1 would've been accessed by driving over an existing speed hump which would become damaged and needed to be relocated. Highway Services have since confirmed that they have no objection in principle to the proposed development following the submission of an amended proposed layout which has re-located the position of the existing speed hump. The relocation must however be funded by the applicant.

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

Land Contamination and Noise

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

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

Accordingly, it has been confirmed through consultation with the Council's Environmental Protection team that following completion of the measures identified within the approved

remediation scheme, a validation/verification report must be subsequently prepared and submitted to the Council to verify that the approved remedial works have been carried out satisfactorily.

Given the proposed use of the development hereby applied for, it would not itself generate a significant amount of noise. Environmental Health did however recommend conditions controlling both construction working hours and a construction method plan to cover areas such as noise, vibration and mud and dust suppression but Planning Officers do not consider that such conditions are reasonable and these measures can be controlled via other legislation if it is considered necessary to do so.

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

Conclusion

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

RECOMMENDATION

Grant subject to the following conditions:

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

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

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

- ☐ Location Plan
- ☐ Proposed Site Plan Drawing No 24.3406.2N
- ☐ Proposed Section Drawing No 24.3406.8E
- ☐ Proposed Elevations Drawing No 24.3406.6F
- ☐ Proposed Floor Plans Drawing No 24.3406.5E
- ☐ Drainage Plan & Details Reference dwg-tjba-B&L-plattingln-201224.dwg Rev 1
- ☐ Water Environmental Regulations Assessment Rev 1
- ☐ Preliminary Ecological Appraisal Rev 3
- ☐ BNG Assessment Rev 3
- ☐ Flood Risk and Drainage Assessment Rev 2
- ☐ Arboricultural Impact Assessment and Arboricultural Method Statement
- ☐ Phase 1, 2 and 3 Geo-Environmental Audit Rev 2
- ☐ River Condition Assessment dated 28th November 2024

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

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

3. Following completion of the measures identified in the approved Phase 1, 2 and 3 Geo-Environmental Audit and prior to first occupation of the approved development, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where further remediation is necessary, an updated remediation strategy must be prepared, which shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy.

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.

4. The relocated speed bump shown on the approved proposed site plan Drawing No 24.3406.2M hereby permitted shall be installed prior to first occupation of the development hereby approved.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

5. Notwithstanding the details shown on the approved plans, no above ground works (other than site clearance or preparation works) shall take place until such time as samples of materials to be used externally in the construction of the development i.e. red brick and natural slate have first been submitted to and approved in writing by the Local Planning Authority. Samples of these materials shall be made available for inspection on site. In addition, a detailed specification of all other materials to be used including window and door frames, window heads and cills shall also be submitted for approval. Such details shall include the type, colour and texture of the materials. 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 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.

6. Notwithstanding the details shown on the approved plans no above ground works (other than site clearance or preparation works) shall commence until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities)

and a scheme for the timing / phasing of implementation works. All proposed replacement planting shall take place on a 2:1 basis.

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 5 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 Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

7. No development shall take place until the trees that are to be retained within the site have been enclosed with temporary protective fencing and temporary ground protection has been fully installed in full accordance with BS:5837:2012 'Trees in relation to design, demolition and construction' and with the submitted Arboricultural Impact Assessment and Arboricultural Method Statement.

The necessary protection measures shall be retained and the Arboricultural Method Statement shall be adhered to throughout the construction phase of the development and no works, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy, Policies JP-P1, JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

8. No site clearance shall occur between the 1st March and 31st August in any year unless a competent Ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before clearance and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting birds interests on site.

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

9. The development hereby approved shall be carried out in accordance with the approved Flood Risk Assessment Rev 2 dated February 2025 and the following mitigation measures it details:

- ☐ Finished floor levels shall be set no lower than 136.18 metres above Ordnance Datum (AOD).

These mitigation measures shall be fully implemented prior to occupation and these measures shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To manage and prevent the risk of flooding as a result of the development.

BIODIVERSITY NET GAIN

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- a) A Biodiversity Gain Plan has been submitted to the planning authority,
- and;
- b) The planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Borough Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

For the purposes of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, a biodiversity gain plan is a plan which:

- (a) relates to development for which planning permission is granted, and;
- (b) specifies the matters referred to below:

The matters are:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) any such other matters as the Secretary of State may by regulations specify.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Report Author Nick Brookman