

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00318/FUL	Claire Ringwood	19 th October 2023

Address: Tithe Barn, 212 Lower Lane, Rochdale, OL16 4PT

Proposal: Change of use and residential conversion works to existing workshop/garage to comprise a dwelling with associated car parking, creation of access opening/driveway to parking south of Tithe Barn and alterations to fenestrations at all elevations

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

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	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
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CHECKED AND SIGNED OFF BY: RG

DATE: 20 October 2023

SITE

The application site comprises a two storey detached Grade II Listed Building. The building has been extended in the past and includes a two storey workshop/garage and a detached garage in the rear garden.

Within the site there are three buildings which are joined together. They comprise the main residential property which is adjoined to Tithe Barn on the south side, Tithe Barn in the middle and the workshop/garage on the north side.

The site is located off Lower Lane, approximately 420m to the north of the M62 Motorway between a residential suburb of Rochdale and the Kingsway Business Park which is located directly to the east.

The site lies within the Defined Urban Area as designated in the saved Rochdale Unitary Development Plan Proposals Map (Policy G/D/1) and within an SSSI Impact Risk Zone.

PROPOSAL

The application is for the conversion of the existing two storey workshop/garage building attached to Tithe Barn into a separate dwelling. The proposed dwelling would have a living room, family room, dining room, kitchen and utility on the ground floor with 4 bedrooms, one with an en-suite and a separate bathroom on the first floor.

The proposal involves the removal of the garage door and alterations to existing windows along with the addition of new windows to the first and ground floor elevations. A porch was originally proposed however, following concerns raised by the Council's Conservation Officer, the porch was removed along with a reduction in the number of proposed openings. The existing opening between the garage and workshop will be closed up and an existing entrance re-opened to allow access between the proposed living room and family room with a new staircase installed.

The existing garage and area of gravel yard located in the rear garden will be removed and the existing stone wall which runs through the site will be infilled and extended so that it divides the site into two. The dry stone wall infills, and extensions, will match the existing dry stone walls on the site including stone capping to match the existing.

Access to two car parking spaces for the converted workshop/garage is to be over the existing private drive located at the north of the site. The submitted Design and Access Statement advises there is a covenant in place for this access and this covenant was put in place when the owner of Tithe Barn sold the land for the two houses to the north of the workshop/garage.

Tithe Barn will retain the section of the building to the north of the main dwelling where reception 3 is located (as shown on the existing ground floor plan). This is currently a double height room with a spiral staircase located next to the existing garage which leads to a mezzanine level leading into the workshop. An existing ground floor door into the garage will be infilled and the spiral staircase relocated to the opposite side of the reception room to create a mezzanine study area. The mezzanine level access to the first floor of the workshop/garage will be infilled and incorporated into the proposed dwelling.

A new gravel driveway for Tithe Barn is proposed adjacent to the side boundary with 214 Lower Lane where two car parking spaces are provided at the rear.

As background, planning permission has previously been granted under applications 02/D40677 and 02/D40676 for the change of use and conversion of the existing workshop and garage to form a dwelling. Two other planning permissions were granted in 2002 for two detached garages in the grounds of Tithe Barn and the workshop/garage applications 02/D40678 and 02/D40100. The current application is seeking to provide car parking spaces for the two properties in place of the detached garages.

Rear amenity space and bin storage will be provided for both dwellings. There is mature hedging, trees and planting within the site.

The existing modern render will be replaced with a traditional lime render.

The application has been submitted in tandem with an application for listed building consent 23/00319/LBC.

PLANS AND INFORMATION SUBMITTED

The following plans and documents was submitted 29th March 2023:

Drawing No: LP/01 – Location Plan
Drawing No: EXSP/01 – Existing Site Plan
Drawing No: DET/01 – Porch Details
Drawing No: DET/02 – Chimney & Window Details
Drawing No: DET/03 – Detail of New Breach
Design and Access Statement

The following plans and documents were submitted 30th May 2023:

Drawing No: EX/GA/02A – Existing First Floor Plan
EX/ELE/01A – Existing East and South Elevation
EX/ELE/02A – Existing West and North Elevations
Drawing No: GA/01A – Proposed Ground Floor Plan
Drawing No: GA/02A – Proposed First Floor Plan
Drawing No: ELE/01A – Proposed East and South Elevations
Drawing No: ELE/02A – Proposed West and North Elevations
Drawing No: SP/01A – Site Plan
Drawing No: EXT/BIN/01 – Refuse Bin Store Detail
Drawing No: EXT/FE/01 – External Works Fence Detail 1
Heritage Statement by Burr Design Associates, Date 04-05-2023
Bat Survey Report (preliminary day-time survey) by Angela Graham Bat Consultancy Service, Survey Date: 9/5/23, Report Date: 16/5/23

The following amended plans were submitted on 25th September 2023:

Drawing No: GA/01B – Proposed Ground Floor Plan
Drawing No: GA/02B – Proposed First Floor Plan
Drawing No: ELE/01B – Proposed East and South Elevations
Drawing No: ELE/02B – Proposed West and North Elevations
Drawing No: SEC/01 – Proposed Section A-A
Drawing No: SP/01B – Site Plan

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – September 2023

National Planning Practice Guidance (NPPG)

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

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

SO4 Promoting a greener environment

- G7 Increasing the value of biodiversity and geodiversity
- G8 Managing water resources and flood risk
- G9 Reducing the impact of pollution and land stability

SO5 Improving accessibility and delivering sustainable transport

- T2 Improving accessibility

SD1 Delivering sustainable development

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).

Greater Manchester Combined Authority – Draft Places for Everyone

The Places for Everyone Joint Development Plan is a strategic regional plan for all of the Greater Manchester Local Authorities with the exception of Stockport. It seeks to guide the largest and most strategic developments of housing and employment land across the region. This Plan will also set the housing requirements for each of the involved Local Authorities. At the time of this report, the Examination in Public hearing sessions have concluded. Following the hearings the Inspectors issued a further actions note which the Combined Authority has since responded to through the preparation of the Main Modifications. Most recently the Inspectors have published a note on next steps for the examination responding to the Main Modifications as below:

'We are satisfied at this stage of the examination that all of the proposed main modifications in PMM6/GMCA12.3.3 are necessary to make the Plan sound and/or legally compliant, and would be effective in that regard (subject to any grammatical or other minor changes that we may decide are necessary). That is, however, without prejudice to our final conclusions that we will reach following consideration of responses to the public consultation to be carried out on the main modifications (see below). Reasons for the main modifications that we do ultimately decide are necessary will be set out in our final report.'

The Inspectors go on to confirm the document updates required for publication by the Combined Authority. They confirm that unless they consider it essential to deal with substantial issues raised in representations about the proposed main modifications, or to ensure fairness, no further hearing sessions will be held after the consultation period.

Given the advanced stage of examination and the nature of the Inspectors responses received to date, the emerging policy is afforded moderate-substantial weight in the assessment set out within this report. However this is limited with consideration to the fact that inspectors have not yet issued their full report in response to the Public Examination.

RELEVANT SITE HISTORY

92/D28138/OUT – One dwellinghouse with garage. Approved 17/09/1992.

92/D28139/FUL - Change Of Use From Redundant Barn To Two Dwellings. Approved 17/09/1992.

92/D28221/LBC - Conversion Of Existing Listed Dwellinghouse And Redundant Barn To Form Three Dwellings. Approved 17/09/1992.

97/D33931/OUT - Erection Of Detached Dwelling And Single Detached Garage. Approved 15/04/1997.

97/D33968/FUL - Renewal Of Planning Permission D28139 For Change Of Use Of Redundant Barn To Two Dwellings. Approved 15/04/1997.

97/D34039/LBC – Renewal Of Listed Building Consent D28221 For The Conversion Of Existing Listed Dwellinghouse And Redundant Barn To Form Three Dwellings. Approved 15/04/1997.

97/D34292/OUT - Residential Development (Two Detached Dwellings). Approved 26/03/1998.

97/D34822/FUL - Change Of Use And Conversion Of Existing Barn/Garage To Form 1 Dwelling. Approved 26/03/1998.

97/D34823/LBC - Conversion Of Listed Barn/Garage To Form One Dwelling. Approved 16/12/1997.

99/D36887/OUT - Erection Of 2 Detached Dwellings. Approved 01/12/1999.

01/D39220/REM - Erection Of 2 Detached Dwellings. Approved 27/11/2001.

01/D39221/FUL - Erection Of 3 Dwellings. Approved 27/11/2001.

02/D40100/HOUS - Erection Of Private Double Garage With Roofspace Storage Area. Approved 03/07/2022.

02/D40676/FUL - Change Of Use And Conversion Of Existing Workshop And Garage To Form Dwelling. Approved 17/12/2002.

02/D40677/LBC - Alterations To Listed Barn And Garage To Form Dwelling. Approved 17/12/2022.

02/D40678/FUL - Erection Of Garage And Store And Construction Of New Vehicular Access To Lower Lane. Approved 08/01/2003.

02/D40990/HOUS - Two Storey Front Extension And Erection Of Detached Garage. Approved 10/01/2003.

05/D45525/HOUS – Private detached double garage. Refused 19/07/2005 and dismissed at appeal 08/05/2006.

23/00319/LBC – Change of use and residential conversion works to existing workshop/garage to comprise a dwelling with associated car parking, creation of access opening/driveway to parking south of Tithe Barn and alterations to fenestrations at all elevations. Pending consideration.

CONSULTATION RESPONSES

Highways

Parking provision for the proposed development is in line with current standards and the access to the spaces has been approved as part of previous planning permissions.

The proposed servicing arrangements for the converted property would appear to be acceptable.

It would appear that there would be no detrimental impact on highway capacity or road safety as a result of the proposed development.

Highways raise no objection to this application, and we request no specific planning conditions.

Conservation Officer

Original comments

Amendments are needed before recommending this application for approval. Further comments are needed following the receipt of further details.

The proposal is for the residential conversion of a workshop/barn. The barn was previously granted permission for said works, according to the submitted plans, back in 2002 (ref. 02/D40677 & 02/D40676), although this decision has lapsed and new legislation (listed above) and best practice guidance has been released relating to developments since this decision was issued.

The main issue with this application is the proposed fenestrations and door openings. Many of the existing window and door openings are proposed to be blocked off in favour of new openings. Especially in the case of the workshop range, this is against the historical usage and plan-form of the structure as it was constructed. These elements of the proposal would result in less than substantial harm to the listed building; neither clear nor convincing justification has been provided and therefore the proposed change is not agreeable.

The proposed plastic drainpipes to be instated are not agreeable, all rainwater drainage should be in cast iron or powder coated aluminium. The instatement of these materials will incur less than substantial harm to the listed building, as these materials are not reflective of historical materials to the rest of the structure.

The heritage statement should also be resubmitted to locate any exposed timbers within the interior of the building, as mentioned both in the listing and in the heritage statement. It should assess how any of the proposed changes will impact the historical timbers and how this will affect the significance of the building on the whole. Further comments will need to be submitted following the receipt of these details.

The submission of all stone, roofing materials, window details, finishes, boundary treatments, surfacing treatments, etc. should be conditioned for approval prior to instatement.

Updated comments

Existing and proposed fenestration:

The scheme has been amended to re-use existing openings, where possible. New openings have been reduced in number and size and the porch has been omitted. It is important that large scale details of all new openings are required by condition.

Plastic rainwater goods:

The submitted section now shows cast iron rainwater goods. Please condition.

Heritage statement:

The submitted section does however show the position of the existing trusses and interventions. This matter can be dealt with by way of conditions.

New garage:

It is understood that this element is not part of the proposal

General:

The proposed conversion to residential would inevitably result in some harm to the listed building, through its domestication. However, the revised scheme does address many of the concerns raised previously. While there would be less than substantial harm, it is likely that this could be partially mitigated through conditions. There would also be public benefits in securing a viable use for this part of the listed building.

Natural England

No comments at the time of writing.

Joint Committee of National Amenity Societies

No comments at the time of writing.

Greater Manchester Ecology Unit

The bat survey submitted with applications 23/00318/FUL & 23/00319/LBC and dated 16/5/23, recommended 2 bat activity surveys (emergence at dusk or to return-to-roost at dawn) of both buildings and the north-facing gable end of the house.

GMEU agrees with the bat reports recommendations and would like to see the finding of the recommended surveys.

REPRESENTATIONS

Written notification letters were sent to occupiers of properties surrounding the development site and the application was publicised in the local notice and site notices displayed. There have been no representations received.

ANALYSIS

Principle of Development

The former barn has already been converted into a residential use in connection with the applicant's existing dwelling and is used for garaging and storage. Planning permission has previously been granted for the conversion into a separate dwelling. The principle of development is therefore considered acceptable subject to other material planning considerations in accordance with saved Policy G/D/1 of the Rochdale Unitary Development Plan, Core Strategy Policies C1, C3 and SD1 and the requirements of the National Planning Policy Framework.

Layout, Design and Appearance

Following concerns from the Council's Conservation Officer in regards to the proposed fenestrations and door openings, where many of the existing window and door openings were proposed to be blocked off in favour of new openings, amended plans were submitted. The amended plans utilise more of the existing window and door openings and reduce the number of new openings, including the removal of the proposed porch and two chimneys. These amendments have reduced the interventions necessary to convert the existing buildings.

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 130 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.

The proposed development would create an additional dwelling by converting part of the existing barn and garage/workshop. The alterations proposed are sympathetic to the existing listed building and the amendments have sought to reduce the interventions to the buildings to ensure there is no harmful impact to the listed building, the existing property and the surrounding area.

The proposal would sub-divide the rear garden however, the materials to infill the stone wall will be selected to match the existing and a condition will be imposed to ensure all the materials for the conversion are suitable.

On this basis the application is considered to accord with Core Strategy policies C3, P3 and DM1 and the NPPF.

Impact on the living conditions of neighbouring properties and future occupiers

Paragraph 130 of the National Planning Policy Framework advises that planning decisions should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Policy DM1 of the Core Strategy requires that proposals do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Also, impacts including noise, air, dust, light and odour pollution are required to be mitigated where necessary.

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.*'

Space Standards & Privacy

Section 4.1 of the SPD sets out minimum distance standards which all new residential developments should adhere to in order to ensure a satisfactory standard of amenity for surrounding, existing and future occupiers.

By reason of the siting and nature of the proposed dwelling in conjunction with the neighbouring properties, Officers consider that the proposal would not result on an undue loss of privacy, outlook or light to any neighbouring properties. No extensions are proposed and therefore neighbouring properties will not be impacted by the proposal in terms of any overbearing impacts.

A first floor side window is proposed to the north elevation however, the neighbouring property at 204 Lower Lane is set further back than the proposed window and there is not considered to be any direct views between windows and there is adequate distance between the windows to the north-west elevation and the property at 206 Lower Lane.

There may be some additional noise and disturbance from the use of the access road by future occupiers of the proposed dwelling however, this is an existing arrangement and the existing occupiers of the application site could have utilised this access at any time. There will be some noise and disturbance during the construction phase however, this is temporary in nature and not considered significant.

A new vehicular access is proposed to the south of the site between the existing property and the neighbouring property at 214 Lower Lane however, the parking spaces are proposed in the rear garden and although this will be a change from the existing layout, officers do not consider this an unusual arrangement and there are no side windows adjacent to the proposed driveway at this neighbouring property.

Occupier Amenity

The Nationally Described Space Standards (NDSS) is a technical standards document produced to ensure internal space within new dwellings is suitable for application across all tenures. Table 1 of this document sets out the minimum gross internal floor area requirements for dwellings, and setting out the requirements for dwellings which include a variety of room numbers, bed spaces and storeys.

The proposed dwelling has 4 bedrooms and has a floor area of 174sqm which comfortably exceeds these standards. The proposal would provide adequate light and outlook for all habitable rooms.

The proposed dwelling would be provided with an adequate level of private amenity space to the rear and the existing property would retain an adequate level of private amenity space. Although there will be alterations to the existing garden to accommodate the driveways and parking, the site will retain numerous shrubs, trees, hedging and landscaping.

Officers therefore consider that the proposed development would provide an adequate level of amenity for existing and future occupants. The proposed dwellings are a sufficient distance from neighbouring properties, and would not result in a significantly detrimental impact on the amenity of neighbouring occupiers in terms of loss of light, overshadowing, loss of privacy, overlooking or harm to outlook. Subject to a condition controlling the hours of construction and demolition, the proposal is considered in accordance with Policy DM1 of the adopted Rochdale Core Strategy, as well as the National Planning Policy Framework.

Highways

Policy T2 of the Core Strategy sets out that development and infrastructure proposals are required to satisfy the Council's accessibility hierarchy and in all circumstances, the safety, accessibility and amenity of those who live or have business in the area will have priority, while providing reliable journey times for those travelling through. Developments are required to provide parking in compliance with the Council's Maximum Car Parking Standards as set out in Appendix 5 of the Core Strategy.

As highlighted above, new areas for parking are proposed to both the existing property and the proposed property and two parking spaces for each are proposed. The existing garage to the centre of the site is to be demolished. Bin storage is proposed within each rear garden.

The Council's Highways Officer has reviewed the plans and has advised that the parking provision is in line with current standards, servicing arrangements are acceptable and there would be no detrimental impact on highway capacity or road safety as a result of the proposed development.

Subject to conditions relating to the provision of the parking spaces and bin storage the proposed development is in accordance with policy T2 of the adopted Rochdale Core Strategy.

Drainage and Flooding

Policy G8 of the adopted Rochdale Core Strategy, seeks to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. The policy aims to prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from development sites.

The application does not propose any extensions to the existing buildings and gravel driveways are proposed. Adequate outdoor green space will be retained for both properties and as there is already an existing residential use on the site, officers do not consider that a drainage strategy for the site is required and the proposed development accords with policy G8 of the adopted Rochdale Core Strategy.

Trees and Ecology

Policy G6 establishes that development should protect and improve green spaces and where trees are to be removed they should be replaced at a ratio of 2:1. Policy G7 of the

Core Strategy requires developments to protect existing biodiversity including trees and vegetation. The NPPF also requires the planning system to contribute to and enhance the natural and local environment.

As highlighted above some of the existing grassed area will be replaced with gravel driveways however, the intention is to retain the existing trees, shrubs and hedging. The site is heavily landscaped and there is mature planting.

A Bat Survey Report (preliminary day-time survey) has been submitted and reviewed by the Council's Ecologist. The bat survey recommends 2 bat activity surveys (emergence at dusk or to return-to-roost at dawn) of both buildings and the north-facing gable end of the house. The Ecologist agrees with the bat reports recommendations however, they would like to see the finding of the recommended surveys. The agent has confirmed that the recommended surveys have not been undertaken however, this matter can be dealt with by way of a condition.

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

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:

Drawing No: LP/01 – Location Plan
Received 29th March 2023

Drawing No: EXT/BIN/01 – Refuse Bin Store Detail
Drawing No: EXT/FE/01 – External Works Fence Detail 1
Received 30th May 2023

Drawing No: GA/01B – Proposed Ground Floor Plan
Drawing No: GA/02B – Proposed First Floor Plan
Drawing No: ELE/01B – Proposed East and South Elevations
Drawing No: ELE/02B – Proposed West and North Elevations
Drawing No: SEC/01 – Proposed Section A-A
Drawing No: SP/01B – Site Plan
Received on 25th September 2023

The development shall be carried out in accordance with the approved plans and documents.

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

3. Notwithstanding any description of materials in the application, no works (or demolition/removal) shall take place until samples and / or full specifications of all materials to be used externally and internally on the buildings 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 order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy P3 of the Core Strategy and the requirements of the National Planning Policy Framework.

Reason for pre-commencement condition: As no details of the materials have been submitted.

4. The dwelling hereby permitted shall not be occupied until the vehicular access serving the existing dwelling at 212 Lower Lane, has been constructed in accordance with the plans hereby approved. The space(s) 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 existing occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with of policies T2 and DM1 of the Rochdale Core Strategy.

5. The dwelling hereby permitted shall not be occupied until all vehicle parking space(s) for the proposed dwelling have been provided in accordance with the plans hereby approved. The space(s) 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 of policies T2 and DM1 of the Rochdale Core Strategy.

6. Prior to first occupation of the dwelling hereby approved, the refuse and recycling storage facilities, for both the existing and the proposed dwellings, shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwellings at all times.

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 policies T2 and DM1 of the Rochdale Core Strategy.

7. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policies DM1 and G9 of the Rochdale Core Strategy.

8. No development shall commence on site (including demolition or preparatory works) until two bat activity surveys (emergence at dusk or to return-to-roost at dawn) of both buildings and the north-facing gable end of the house have been submitted to, and approved in writing by, the Local Planning Authority. The bat activity surveys shall be undertaken in both the first and second half of the accepted bat survey period (May to August/September) inclusive and to separate then by at least a month, leaving enough time for a third before the end of September if necessary.

Reason: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy G7 of the Core Strategy.

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

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.