APPLICATION NUMBER: 18/01422/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
18/01422/FUL	Michael Atkinson-Smith	18 July 2019

Address: Leaches Farm, Ashworth Road Heywood OL11 5UN

Proposal: Conversion of existing barns into two dwellings

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?	Y

EIA	**Screening opinion completed and saved to Onbase?**	N/A

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

RECOMMENDATION	GRANT

CHECKED AND SIGNED OFF BY: AT **DATE: 25.07.2019**

SITE

The application relates to Higher Leaches Farm; a pair of adjoined barns accessed form a track off Ashworth Road in open countryside to the west of Wolstenholme. The eastern barn is of stone construction beneath a stone slate roof, with the

western barn having a grey slate roof. The Barns at Higher Leaches Farm are an attractive pair of agricultural buildings constructed in to the hillside with a number of original features retained. The buildings and wider farm complex can be readily identified on the First Edition O.S. Map and their architectural form suggests the buildings are early 18th century. Due to their age and local vernacular style the buildings are considered to be non-designated heritage assets.

Leaches Farm straddles the access track which leads on to a further development at Cockshouse. Higher Leaches Farm is on the northern side of the access track, and Lower Leaches Farm to the South. Lower Leaches Farm consists of a traditional farmhouse with attached stone barn, set under a continuous stone slate roof. Located to the west of the farmhouse and barn are two static caravans, and a timber chalet.

A Public Right of Way (HeyFp18) runs immediately to the south of the application building along the access track. The site is designated as Green Belt under the Proposals Map within the saved Rochdale Unitary Development Plan.

PROPOSAL

Planning permission is sought for the conversion of the pair of agricultural buildings at Higher Leaches Farm into two three-bedroom dwellings. External alterations would include the opening up of former windows in the front elevation of Unit 2, the installation of a timber sliding door on the front elevation of Unit 1, changes to the existing structural openings in the front elevation of both units, changes to existing and insertion of new structural openings in the rear elevation, re-roofing using the existing materials and installation of roof lights in the rear roof plane. Car parking spaces would be provided to the side of either unit, with an area of extended hardstanding provided to the side of Unit 1. Drainage would be in the form of a septic tank, full details of which have not been provided.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019
National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SD1 Delivering sustainable development
DM1 General development requirements

SO2 Creating successful and healthy communities
C1 Delivering the right amount of housing in the right places
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
G4 Protecting Green Belt
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

Unitary Development Plan (UDP):

G/D/2 Green Belt
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

18/01423/FUL Conversion of existing barn into one dwelling including existing outbuilding for use ancillary to the main dwelling. Adjacent site – to be determined concurrently with this application.

CONSULTATION RESPONSES

Conservation Officer - Until minor design development is completed this application cannot be supported for approval. The Barns at higher leaches farm are an attractive pair of agricultural buildings constructed in to the hillside with a number of original features retained. The buildings and wider farm complex can be readily identified on the First Edition O.S. Map and their architectural form suggests the buildings are early 18th century. Due to their age and local vernacular style the buildings are considered to be non-designated heritage assets. The proposed conversion of these buildings is considered to be appropriate however, the detailing contained within the proposal could be improved to better retain the character of the non- designated heritage asset. The design of the south elevation of most easterly barn could be improved by the removal of the overly large weaver's window at first floor level which becomes a dominant feature on the principle elevation of the property. A more sympathetic design would be achieved by reducing the number of windows in this element. It is difficult to use the terminology "re-instate" when the evidence base is at present limited regarding the exact historic form and detailing of the buildings. It would also be more appropriate for the full length window on the ground floor of the cottage on this south elevation to be retained down to the floor level as the inclusion of the cill gives this opening poor design and doesn't read as a former doorway in to the building. Clarifications regarding the intention of the chimney is requested. This is only demonstrated on the proposed south elevation at present. If the intention is for this to be included the drawings need to be updated comprehensively to detail this. The re-opening of windows on the rear (north) elevation of the buildings is considered to be acceptable. The east and west elevations are mislabelled.

To conclude this application cannot be supported for approval at this time. Following some minor design development this application could be supported for approval. At which point the likely pre-commencement conditions required for any permission granted will be:

- External walls – replacement masonry – specification (including source and composition) to be provided.
- Mortar – specification and sample on site
- Windows – product specifications including detailed drawings (elevations and cross sections) to be provided and agreed
- Doors – product specifications including detailed drawings (elevations and cross sections) to be provided and agreed
- Rain water goods – product specifications including detailed drawings (elevations and cross sections) to be provided and agreed

- Ridge, verge and eaves details – to be provided and agreed.
- Flue – specification and finish details to be provided
- Any proposed stone cleaning methodology to be detailed and agreed.

The proposal will cause less than substantial harm to the non-designated heritage assets (NPPF, paragraph 197). This harm could be mitigated through further design development.

(13.05.19): This application is now supported for approval. Following on from the previous consultation response the proposed design for the conversion has been developed and the newly presented elevations, particularly the window arrangement at first floor level, are now considered to be appropriate. The removal of the chimney stack from the centre of the buildings is also a welcomed amendment to the proposal. To conclude, this scheme is now supported for approval subject to the inclusion of the following pre-commencement conditions:

- External walls – replacement masonry – specification (including source and composition) to be provided.
- Mortar – specification to be agreed and sample provided on site
- Windows – product specifications including detailed drawings (elevations and cross sections) to be provided and agreed
- Doors – product specifications including detailed drawings (elevations and cross sections) to be provided and agreed
- Rain water goods – product specifications including detailed drawings (elevations and cross sections) to be provided and agreed
- Ridge, verge and eaves details – to be provided and agreed.
- Flue – specification and finish details to be provided
- Any proposed stone cleaning methodology to be detailed and agreed.

The proposal will cause less than substantial harm to the non-designated heritage assets (NPPF, paragraph 197). This harm is considered to be outweighed by public benefit created by the reuse of these derelict non-designated heritage assets.

Greater Manchester Ecology Unit - (13.02.19) No significant ecological issues were identified by the developer's ecological consultant. Clarification regarding the existing hedgerow is required but whether or not it is to be retained. Issues relating to bats, nesting birds and landscaping can be resolved via condition.

Bats - The Barns were assessed as having low bat roosting potential, with follow up static bat detector monitoring and one emergence survey. No evidence of bats was found and it determined that no bats were present. I have no reason to doubt the findings of the report with adequate survey effort carried out. As bats however can turn up occasionally in unexpected locations, I recommend an informative along the following lines: - *Whilst the building to be converted has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.*

Nesting Birds - No mention was made of whether the Barn was utilised by nesting birds such as swallows and there appears to be a hedgerow along the frontage with the land which is potentially lost to provide access to the parking area. I therefore recommend a condition along the following lines is applied to any permission: - *No works to the hedgerow shall occur or conversion works commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.*

Contributing to and Enhancing the Natural Environment - Section 170 of the NPPF 2018 states that the planning system should contribute to and enhance the natural and local environment. The site appears to have limited ecological value, however if the hedgerow is to be removed and/or the Barn is providing bird nesting habitat mitigation should be provided. I therefore recommend a condition along the following lines is applied to any permission unless the clarification is provided that the hedgerow is to be retained and that the barns are not utilised by nesting birds: - *A landscape plan shall be submitted to and approved in writing by the LPA, prior to commencement of development. The content of the plan should include elements to mitigate for loss of hedgerow and bird nesting habitat. The approved plan will be implemented in accordance with the approved details.*

(13.02.19) I commented earlier on 18/01422/FUL and whilst looking at 18/01423/FUL realised there is a contradiction within the ecological report regarding the location of a Barn owl nest, the executive summary stating it is building D (relation to 18/01422/FUL) with the first paragraph of the Survey summary stating they were in Barn B. The response I have already sent through for building D assumed they were in building B. Could you seek clarification for me which is correct.

(13.02.19) Having noticed that the location of the Barn owls is not certain I recommend the following is added to my original comment: Barn owls were located in one of the Barns. Clarification is required regarding which Barn as the report refers to barn D in the executive summary and then Barn B, this building in survey summary. If Barn owls are present in this building further information should be supplied prior to determination:

- More detail on the existing breeding site ie location within the Barn, how long they have been breeding at this site if known etc;
- justification that the existing nest site cannot be retained: barn owl nests have been retained in situ where they are located in gable ends;
- Full details of the proposed location of the barn owl box if relocation is justified and provision of a second Box located away from the first and to increase the chance of success.

(01.03.19) It has confirmed that breeding barn owls were found to be present in this Barn. Further information is required prior to determination including:

- More detail on the existing breeding site i.e. location within the Barn, how long they have been breeding at this site if known etc.;
- justification that the existing nest site cannot be retained: barn owl nests have been retained in situ where they are located in gable ends;
- Full details of the proposed location of the barn owl box if relocation is justified and provision of a second Box located away from the first and to increase the chance of success.

My other previous recommendations relating to bats, other nesting birds and contributing to and enhancing the Natural Environment remain unchanged,

(29.03.19) I am happy with the proposed method statement which should be conditioned as part of the approval

Highways and Engineering - Thank you for your consultation request regarding this application. The applications were received at the same time and concern the same location. The application site is remote from the existing highway and unlikely to cause a noticeable impact upon the adopted highway network. The additional properties are however likely to impact upon the access road which is shared by the existing working farms and guest house. The lane is narrow and it is difficult for vehicles moving in opposite directions to pass one another. Whilst the chances of vehicles meeting each other in conflict would be low Agricultural Vehicles move

notoriously slow which increases the potential for conflict. It is also not uncommon for agricultural vehicles to be connected to a trailer for livestock feed or similar. Vehicles using trailers will find it more difficult to manoeuvre and pass if they meet vehicles travelling in the opposite direction. The nature of the vehicles using the lane means that should conflict occur the impact is much greater. I do have concerns the lane will lose is current functionality given the increased volume of traffic. This will cause huge inconvenience to the neighbouring businesses. I cannot in good conscience recommend approval of this application. I would want the scale of the development reduced and in any case I would be wholly more confident if the applicant were to provide a passing place on the lane in consultation with the neighbouring residents to determine location and size of the bay. The lane is in a very poor state of repair at the moment. It will be essential that construction vehicles use the lane to make the conversions and build the additional unit. These works are likely to cause additional damage to the lane. I would therefore ask should the application be granted consent that a dilapidation survey is undertaken prior to the works taking place. Upon completion of the works the lane must be left in a better state than it currently is. I defer my recommendation with this application to allow the applicant time to amend their plans. The applicant should be mindful I would expect a passing place on the lane and a dilapidation survey take place.

(13.05.19): The addition of passing places to the lane will help to minimise the disruption caused by the additional traffic at his location. I have no further objection to this proposal subject to the passing places being introduced before any additional facilities come into use.

Lead Local Flood Authority/Drainage - No Drainage Proposals were submitted. In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained in the most sustainable way. The drainage scheme for the development shall be in accordance with the NPPG's hierarchy, in the following order of priority:

- into the ground (infiltration);
- to a surface water body;
- to a surface water sewer, highway drain, or another drainage system;
- to a combined sewer.

As this is a 'remote' site the plot is not currently serviced by a public sewerage network. Perhaps the existing barn is serviced by a septic tank? The Applicant should provide sewerage details complying with Part _H_Building Regs 2010 - Section H2 - *Septic tanks & Sewer Treatment.* The Applicant should explain whether they will:-

- continue to use the existing system (an assessment of its existing condition is required), or
- provide a new sewerage unit (e.g. septic tank or mini effluent treatment system *Klargester* ^{TM} or similar unit).

If a Planning Permission is granted, it is recommended that the Planning Officer includes suitable Drainage Conditions to ensure that Surface Water and Foul Drainage details are supplied and approved by RBC before Works starts on site.

(14.05.19): The Proposed drg simply says "location of envisaged sewage treatment plant" with no indication of where the outlet pipe will discharge to. For me to comment further, there needs to be more detail:-

- Model of Treatment Plant
- Discharge method

Public Protection (Environment) - Prior to commencement of the development the existing structures and surrounding site shall be inspected for visual/olfactory evidence of contamination and a letter report submitted to the Local Planning Authority for approval containing the following information:

- the nature and integrity of existing floors and hardstanding;

- any evidence of the storage of potentially contaminating substances;
- any visual / olfactory evidence of contamination within or surrounding the buildings
- photographic evidence of the findings;

If any evidence of possible contamination is identified proposals for its removal shall be submitted to the Local Planning Authority for approval in advance for the further investigation and/or removal of the contamination. The occupation of the building/site shall not commence until the contamination has been treated to the written satisfaction of the Local Planning Authority.

Rights Of Way Officer - No comments received to date

United Utilities - No comments received to date

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours and a site notice posted in the vicinity. One letter of objection was received citing concerns about the access road and the impracticality of the proposed number of units sharing the track with the existing residential dwellings and a working farm. The highways impacts of the development are addressed in the Analysis section below.

ANALYSIS

Visual Amenity and Heritage Impacts

The Barns at Higher Leaches Farm are an attractive pair of agricultural buildings constructed in to the hillside with a number of original features retained. The buildings and wider farm complex can be readily identified on the First Edition O.S. Map and their architectural form suggests the buildings are early 18th century. Due to their age and local vernacular style the buildings are considered to be non-designated heritage assets. The existing buildings are considered to contribute significantly to the rural character and appearance of the site and the immediate area and, whilst they have been subject to various interventions and repairs over the years, still possess a number of original and attractive features which tell the story of the historic farmstead.

To address initial concerns with the proposed design detailing, notably the overly large weaver's window at first floor level on the southern elevation, revised plans were submitted during the course of the application. The Council's Conservation Officer considers the newly presented elevations to be acceptable and it is considered that the proposed external alterations to the building would represent a satisfactory standard of design and visual appearance. The removal of the chimney stack from the centre of the buildings is also a welcomed amendment to the proposal.

In terms of the external landscaping works, an amendment to the original proposal has resulted in the retention of the concrete silo to the east of Unit 2. This has the benefit of reducing the visual impacts of parked cars in the countryside setting and retaining the agricultural feel of the development. Full details of hard and soft landscaping works are to be secured through condition.

The Council's Conservation Officer considers that the proposal will cause less than substantial harm to the non-designated heritage asset but that the harm is considered to be outweighed by the public benefit of re-using and securing a viable future for the buildings. Conditions are recommended requiring submission of full materials detail and samples where appropriate, detail (including sections) of the

proposed window and door openings, detail of the proposed rooflights, flue and rainwater goods and detail of all landscaping surface treatments to be used across the site. This will provide the LPA with an element of additional control over the final finish and appearance of the alterations and extensions. Subject to these conditions, and in light of the above assessment and commentary, it is considered that the proposed alterations and extensions would be visually appropriate and would respect the context of the site and would be sympathetic to local character and history. The scheme is therefore considered to comply with Policies P2 and P3 of the Core Strategy and the relevant considerations set out in the National Planning Policy Framework.

Ecological Impacts

The application was initially accompanied by a Method Statement and Reasonable Avoidance Measures for bats. The barns were assessed as having low bat roosting potential, with follow up static bat detector monitoring and one emergence survey. No evidence of bats was found within the barns and it determined that no bats were present. No mention was made of whether the barn was utilised by nesting birds such as swallows and there is a hedgerow along the frontage which would be lost to provide access to the parking area which could be used for nesting. The Greater Manchester Ecology Unit (GMEU) has been consulted which recommends that the hedgerow is not removed during the bird nesting season and that its loss is suitably mitigated through replacement. Breeding barn owls were observed using the application building. In response to comments from GMEU, a detailed Method Statement was provided including details of a scheme of the provision a replacement roost site within the loft at the western end of the barn. This has been assessed by GMEU and the recommendations considered to be acceptable. A condition is also to be attached requiring that no external lighting is fitted to the dwellings unless details have first been submitted to the LPA in order to seek to mitigate impacts from artificial light on protected species. Subject to the imposition of the appropriate conditions as outlined above, and the subsequent implementation of the relevant mitigation measures on site, it is not considered that the development proposals would result in any adverse impacts in relation to biodiversity or the conservation of protected species. Accordingly, the development proposals accord with the requirements of Policy G7 of the Core Strategy and the National Planning Policy Framework.

Relationship with Surrounding Land Uses

The site benefits from a relatively isolated location with respect to proximity of neighbouring dwellings, with the exception of Lower Leaches Farm which is located to the south east. In respect of this dwelling, it is noted that the position of the building is such that there would be no direct relationship between habitable room windows or private amenity space and there are therefore no concerns in respect of overlooking or loss of privacy. There are no other dwellings in the immediate vicinity that would be unduly affected in respect of residential amenity. Therefore it is not considered that the proposal would result in any adverse impacts on the amenity of neighbours and the scheme accords with the relevant requirements of Policies P3 and DM1 of the Core Strategy and the NPPF.

Highways, Parking and Access

The application site is remote from the existing highway and unlikely to cause a noticeable impact upon the adopted highway network. However, the Council's Highways Officer has raised concerns about the condition and width of the existing access road and the potential for vehicular conflict as a result of the intensification of use. The applicant has identified potential locations of passing places on land in their ownership but it would not be possible to require their implementation by reason

of the proposed positions on land outside of the planning unit. It is noted, however, that the projected vehicular movements associated with the development as a whole (including that currently being considered under application ref. 18/01423/FUL) would be consistent with the existing should all units including the existing caravans and chalets be in full occupation. Whilst it is acknowledged that these are only estimated figures and the situation will fluctuate, it is not considered that the impacts would be of a severity that would warrant the refusal of planning permission. Refuse collection will not take place from the proposed dwellings and a condition requiring a scheme for the satisfactory disposal of household waste is recommended. On the basis that the highways and access impacts of the development are therefore acceptable, the application accords with Core Strategy policies DM1, T2 and the National Planning Policy Framework.

Other Matters

No substantive level of detail has been provided in the application submission in relation to the proposed drainage strategy for the development, including in respect of drainage of the proposed vehicular hardstanding. It is recommended that a condition be attached requiring the submission of a detailed drainage strategy for the site, based on an assessment of site conditions and complying with the drainage hierarchy set out in the NPPG, for the approval of the LPA. Full details of the proposed package treatment plant, including location and discharge location, are also required

The Council's Public Protection (Environment) Service has reviewed the application and recommended the application of a standard site investigation condition for conversions, including a visual/olfactory inspection of the existing structures and surrounding site for evidence of contamination – such a condition is accordingly recommended below.

Principle of Development – Green Belt

The site falls within an area of Green Belt, as designated under saved policy G/D/2 of the Unitary Development plan. Policy G4 of the Core Strategy sets out that development in Green Belt will be restricted to those limited types of development which are deemed not to be inappropriate by national planning policies unless very special circumstances can be demonstrated. Paragraph 146 of the National Planning Policy Framework establishes that the re-use of buildings of permanent and substantial construction does not comprise inappropriate development in the Green Belt, provided the openness of Green Belt is preserved and the development does not conflict with the purposes of including land within the Green Belt.

The adjoined buildings are of substantial construction and the built volume of the buildings would not increase as a result of the proposed conversion. Paragraphs 143 and 144 of the NPPF state that, as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. Through a detailed assessment of the relevant matters, no additional harm to the Green Belt has been identified that is not outweighed by other considerations or suitably mitigated and the application proposal therefore accords with policy G4 of the Rochdale Core Strategy and the expectations and requirements of the National Planning Policy Framework in relation to the protection of Green Belt land. As such, the proposed development is acceptable in principle and matters of detail and the application is accordingly recommended for approval.

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:-

- Existing site layout. Drawing No. 286/8, Revision A. (Amended Plan Received 7th May 2019)
- Proposed site layout. Drawing No. 286/4A, Revision B. (Amended Plan Received 7th May 2019)
- Proposed elevations and plans. Drawing No. 286/2, Revision A. (Amended Plan Received 7th May 2019)
- Site location plan. Drawing 286/5, Revision C. (Amended Plan Received 16th May 2019)
- Ecology Survey (Method Statement & Reasonable Avoidance Measures) Nesting Barn Owl. Report by Dave Anderson, dated 7th March 2019
- Ecology Survey (Method Statement & Reasonable Avoidance Measures) European Protected Species (Bats). Report by Dave Anderson, dated 15th October 2018 (Revised version received 22nd February 2019)

and the development shall be carried out in complete 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 Prior to commencement of the development the existing structures and surrounding site shall be inspected for visual/olfactory evidence of contamination and a letter report submitted to the Local Planning Authority for approval containing the following information:

- the nature and integrity of existing floors and hardstanding;
- any evidence of the storage of potentially contaminating substances;
- any visual / olfactory evidence of contamination within or surrounding the buildings; and
- photographic evidence of the findings.

If any evidence of possible contamination is identified proposals for its removal shall be submitted to the Local Planning Authority for approval in advance for the further investigation and/or removal of the contamination. The occupation of the building/site shall not commence until the contamination has been treated to the written satisfaction 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 policies G8 and G9 of the

adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: An understanding of necessary remedial works is required before works start on site in order to ensure that comprehensive and appropriate remediation is undertaken from the commencement of engineering operations.

4 Notwithstanding any detail shown on the submitted plans or provided with the application submission, no development shall take place until a scheme for the discharge of surface water from the site (including surface water from the access and parking areas) has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, foul and surface water shall be drained on separate systems. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance, with evidence of an assessment of the site conditions, and shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The duly approved scheme shall be implemented prior to first occupation of the building hereby permitted and retained as such thereafter.

Reason: 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.

5 Notwithstanding any detail shown on the submitted plans or provided with the application submission, no development shall take place until a detailed scheme for the for the siting and installation of the proposed package treatment plant (including the method of discharge) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: To prevent pollution of the water environment and to ensure satisfactory disposal of foul 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally 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. For the avoidance of doubt, the submitted details should include the composition and source of replacement masonry and roof materials and mortar specification,

including samples to be provided on site. 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 and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

7 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until details of all windows and doors, including the imitation sliding door to the front elevation of Unit 1, (including their specification, materials, finishes, recesses and opening profile) have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the duly approved details before the dwellings hereby approved are first occupied and shall be retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

8 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until full details of the treatment of the ridge, verge and eaves have submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the duly approved details and retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

9 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no works to install rainwater goods shall take place until such time as full product specifications including detailed drawings (elevations and cross sections) have been submitted to and approved in writing by the Local Planning Authority. The duly approved rainwater goods shall be installed in accordance with the duly approved details before the dwellings hereby approved are first occupied and shall be retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

10 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no works to install the flues as indicated on drawing No. 286/2 Rev. A received on 07.05.19 shall take place until such time as full product specifications and details of colour and finish have been submitted to and approved in writing by the Local Planning Authority. The duly approved flues shall be installed in accordance with the duly approved details before the dwellings hereby approved are first occupied and shall be retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

11 No roof lights shall be installed until such time as full details of the proposed roof lights have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, all roof lights to be installed on the buildings shall be of a 'conservation style', to sit flush with the roof surface and shall not protrude from the roof plane.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

12 Notwithstanding any detail shown on the submitted plans or provided with the application submission, no works to clean the existing masonry shall take place until such time as a detailed stone cleaning methodology has been provided and agreed in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

13 (a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works 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), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works. The content of the plan should include elements to mitigate for loss of hedgerow and bird nesting habitat.

(b) 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.

(c) 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 Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

14 No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in

accordance with the approved details. The structures shall thereafter be retained.

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

15 No part of the development shall be occupied until such time as a detailed strategy for the management and collection of household waste has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter operate in accordance with the duly approved strategy.

Reason: In the interests of ensuring safe and efficient collection of household waste in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

16 No part of the development shall be occupied until such time as details of the construction and design of refuse recycling/bin store(s) shall be submitted to and approved in writing by the Local Planning Authority. The duly approved facility shall be provided and made available for use before the first occupation of any dwelling relevant to that facility and the approved facility retained thereafter.

Reason: In the interests of ensuring the provision of satisfactory facilities for the storage of refuse and in the interests of visual amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, the Council's Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

17 No works to the buildings or clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

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

18 The development shall be carried out in full accordance with the Ecology Survey (Method Statement & Reasonable Avoidance Measures) – Nesting Barn Owl by Dave Anderson, dated 7th March 2019. No part of the buildings shall be occupied until such time as the approved barn owl breeding space as per the details contained within the Method Statement has been installed and made fully available for use.

Reason: In the interests of ensuring the conservation of protected species in accordance with Policy G7 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

19 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be

made fully available for use prior to the development being first occupied and shall be retained thereafter for their intended purpose.

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 and the National Planning Policy Framework.

20 No external lighting shall be installed on the dwellings hereby approved unless and until a detailed scheme for the same has been submitted to and approved in writing by the Local Planning Authority. Any such scheme shall be duly implemented in accordance with the approved details and retained as such thereafter.

Reason: In the interests of ensuring the conservation of protected species in accordance with Policy G7 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

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:

INFORMATIVE:

Bats: Whilst the building to be converted has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Report Author Michael Atkinson-Smith