

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00718/REM	Claire Ringwood	18 th March 2025

Address: Half Acre House Residential Care Home, Roch Valley Way, Rochdale, OL11 4DB

Proposal: Reserved matters application for scale, appearance and landscaping pursuant to planning permission 22/01270/VRCON (Outline application for erection of five detached dwellings without complying with condition 3 of planning permission 17/01418/OUT (to allow the access point into the site to be retained in its existing location and not repositioned as approved)

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
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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: 19 March 2025

SITE

The application relates to a plot of land to the south east of the Half Acre Nursing Home off Roch Valley Way in Rochdale. The site is currently accessed through the grounds of the nursing home, with part of the application site falling within the curtilage/garden area of the nursing home and the other part a section of undeveloped open greenspace covered in well-established grass/vegetation and self-seeded trees. The site lies within the Defined Urban Area, with the majority forming part of the Roch Valley Greenspace Corridor.

To the west of the application site is the garden area belonging to the nursing home and beyond this is the highway of Roch Valley Way. The area which forms part of the curtilage of the nursing home is made up of a mixture of well-kept gardens, concrete flags/patio area, self-seeded trees and the existing access road.

To the south of the site is a steep embankment which drops down to the river Roch and on the opposite side of the river is a water treatment plant. To the east is an area of semi-mature woodland protected by Tree Preservation Order 090. The land immediately to the south of the proposed development site is a disused tip which has been remediated.

Two large residential dwellings (61 & 63 Half Acre Drive) stand to the north of the site of the proposed dwellings, as does a vacant/gap site. Mature trees growing along the rear boundary of the existing dwellings offer some screening, and two protected trees are growing close to the boundary shared with the gap site. The dwellings to the north are situated approximately 2m higher than the application site.

PROPOSAL

This application seeks approval for the reserved matters of scale, appearance and landscaping pursuant to 22/01270/VRCON (Outline application for erection of five detached dwellings without complying with condition 3 of planning permission 17/01418/OUT (to allow the access point into the site to be retained in its existing location and not repositioned as approved) (including access and layout).

The proposed details include five, two storey, 4 bedroom detached houses with an integral garage. The proposed dwellings are 'L' shape in design with a two storey flat roof bay to the front gable. The materials would consist of brick with natural stone heads and cills to the front and side windows and doors and a soldier course to the windows and doors at the rear (secure by condition).

Significant planting is proposed along the access road leading from Roch Valley Way to the proposed dwellings and to the front of the proposed dwellings. Good sized rear gardens are also proposed along with two car parking spaces and an integral garage.

A S106 Agreement relates to 17/01418/OUT and a Deed of Variation for 22/01270/VRCON.

PLANS AND DOCUMENTS SUBMITTED

Drawing No: L203-01-A – Proposed House Type
Received 14th August 2024

Drawing No: 1311c - Location Plan
Drawing No: 453/01 Rev B – Landscape Layout
Received 22nd July 2024

Landscape Management Plan by Penny Bennett Landscape Architects, November 2020, Rev A July 12th 2023
Received 23rd July 2024

Preliminary Ecological Appraisal by arbtech, Survey Date: 28th October 2024, Final 1.0 date 02/10/2024
Received on 4th November 2024

Ground Level Tree Assessment by arbtech, Survey Date: 3rd December 2024, Final 2 date 12/12/2024
Received 13th December 2024

Drawing No: L203-01-B – Proposed House Types
Received on 14th January 2025

PRF Aerial Inspection Survey by arbtech, Status: Final, Issue: 1.0, Date: 10/02/2025
Received 21st February 2025

RELEVANT PLANNING POLICY

National Guidance

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

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

JP-S1: Sustainable Development
JP-S4: Flood Risk and the Water Environment
JP-H1: Scale, Distribution and Phasing of New Housing Development
JP-H2: Affordability of New Housing
JP-H3: Type, Size and Design of New Housing
JP-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-C8: Transport Requirements of New Development

Adopted Rochdale Core Strategy (CS):

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

P1 Improving image
P3 Improving design of new development

G6 Enhancing Green Infrastructure
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

T2 Improving accessibility

DM1 General development requirements

SD1 Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
G/8	Greenspace Corridors
EM/7	Development and Flood Risk
EM/8	Protection of Surface and Ground

Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development (2016)

Provision of Recreational Open Space in New Housing (Updated 2017)

RELEVANT SITE HISTORY

78/D06166 Outline application for two dwelling houses. Granted STC July 1978.

87/D21019 Infilling of land with builders waste and dry industrial waste for reclamation for horticultural use. Refused April 1988.

90/D25719 Relocation of tipped materials and landscaping. Granted STC November 1990.

13/00927/FUL - Outline application (means of access and layout) for the erection of five detached dwelling houses. Refused 21/11/2013.

17/01418/OUT - Outline application for erection of five detached dwellings. Approved 31/08/2021 at Planning Committee on 6th August 2020 contrary to officer recommendation for refusal. *[Officer Note: access and layout were approved with scale, design and landscaping as reserved matters]*

22/01270/VRCON - Outline application for erection of five detached dwellings without complying with condition 3 of planning permission 17/01418/OUT (to allow the access point into the site to be retained in its existing location and not repositioned as approved). Approved 12/12/2023.

SUMMARY OF CONSULTATION RESPONSES

Highways

Summary: No objection.

Urban Design

Summary: No objection following amendments to the design and discussions surrounding materials.

Greater Manchester Ecology Unit

Summary: No objection.

Greater Manchester Ecology Unit – Trees

Summary: No objection subject to the Landscape Management being implemented in full.

Environmental Health (Noise)

Summary: No objection in principle but would request that Condition 6 of 22/01270/VRCON is carried forward to any new consent *[Officer Note: Condition 6 remains applicable under permission 22/01270/VRCON]*.

REPRESENTATIONS

Letters of notification were sent to all surrounding properties and a site notice was displayed at the site. One letter of objection has been received, raising the following comments:

1. The proposed development will take away land for the residents of Half Acre House to look out onto and enjoy and the impact this is going to cause.

ANALYSIS

Outline Permission

The matters of access and layout including the principle of residential development for the site has been established through the granting of Outline Planning Permission ref. 17/01418/OUT at the 6th August 2020 Planning Committee (varied under planning permission 22/01270/VRCON). This reserved matters application therefore seeks to provide details for consideration for the matters of scale, appearance and landscaping only.

Character and appearance

When read collectively, the NPPF, PfE and the Core Strategy require new development to be well designed and reference the role of green infrastructure and landscaping in doing so. Chapter 8 of PfE seeks to value the special qualities and key sensitivities of our landscapes and maintain the character and functionality of the Region's green infrastructure network. Both NPPF paragraph 135 and Core Strategy Policy P3 also highlight the requirement for landscaping to be considered to deliver visually attractive developments.

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

The site falls within a greenspace corridor as set out under saved UDP Policy G/8. Whilst the overall principle of development within a greenspace corridor has been established under the outline consent, UDP Policy G/8 e) and f) restrict development where it would lead to harm to:

- e) The better landscape qualities and character of the corridor; and,
- f) The amenity value of the corridor where it provides welcome visual relief from urban development, including attractive views in and out of the corridor.

The provisions of Policy G/8 should also be read in conjunction with Core Strategy Policy G6, which focuses on enhancing recreational links between urban areas and open countryside to allow passage of wildlife, provide local opportunities for recreation, improving visual amenity, and contribution to local and wider environmental management.

The verdant character of the site has been assessed within the outline application and again in the S73 application and sufficient compensation has been offered for the loss of a number of trees. A S106 Agreement has been secured to ensure the planting of 94 trees along the access and to the frontage of the site.

General landscaping arrangements have not been included in the submission however, this matter can be dealt with by way of condition and together with the submitted Landscape Management Plan, it is considered that the proposal would preserve the verdant character of the area.

In terms of their scale and appearance, the proposed dwellings are two storey in height and approximately 30m from the rear elevations of existing properties at 61 and 63 Half Acre Drive. The applicant's agent has worked with the Local Planning Authority to improve the appearance of the proposed dwellings by making changes to the fenestration and detailing of the dwellings. Although material samples have not been provided (which can be secured by condition), the use of natural stone cills and headers around windows and doors to the front and side elevations and brick detailing to the rear windows, along with high quality brick and roof materials would ensure that the development enhances the character of the area and would not have an adverse impact on the greenspace corridor. However, a condition to remove permitted development rights is considered reasonable as unrestricted development could have an adverse impact on the greenspace corridor. Boundary details have not been provided and again, these can be secured by way of condition to ensure they are appropriate within the greenspace corridor.

In light of the above, and subject to the recommended conditions, the scale, appearance and landscaping of the proposed development would be acceptable in the context of the character and appearance of the site and would not have an adverse impact on the greenspace corridor. The proposed development would therefore accord with Core Strategy Policies P3, G6 and DM1, Policy JP-H3 of PfE, Policy G/8 of the UDP as well as the National Planning Policy Framework.

Residential Amenity

Residential amenity was addressed at the outline stage and was considered acceptable.

Living conditions for future occupiers

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

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

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	

The submitted floor plans show the proposed dwellings as having an approximate floor area of 164sqm and bedrooms are adequate. The proposed dwellings would be suitable for a maximum of 7 people due to the bedroom sizes and could therefore accommodate families. The internal configuration provides suitable living, kitchen and dining areas to bedroom ratio and all habitable rooms benefit from windows to ensure a suitable level of light and outlook would be achieved to these rooms.

The proposed dwellings are provided with good sized gardens with additional landscaping proposed throughout the overall site which will enhance the living environment for existing and future residents.

Conclusion

It is considered that the scheme would have no undue impact on the amenity of adjoining residents through loss of outlook, overshadowing, loss of daylight or loss of privacy and would provide a more than satisfactory standard of occupier amenity and therefore meets the requirements of Core Strategy Policy DM1 and the NPPF.

Highways

Highways and access have been addressed at the outline stage and were considered acceptable. The Council's Highways Officer has advised that a development of this nature should have the access road adopted. Refuse vehicles should not leave the highway network. If the access road is not adopted it will not be possible for refuse collection to take place and private refuse collection should be arranged. This matter can be dealt with by way of condition.

Drainage and Flooding

Drainage and flooding have been addressed at the outline stage and were considered acceptable.

Land Contamination and Stability

Land contamination and stability have been addressed at the outline stage and were considered acceptable.

Landscaping and Ecology

Landscaping and ecology have been addressed at the outline stage and were considered acceptable however, due to the time between the outline application and the reserved matters application the bat survey was no longer valid. A Preliminary Ecological Appraisal was submitted during the course of the application which noted

that a Bat Assessment for the trees proposed for removal was required. A Ground Level Tree Assessment by arbtech, Survey Date: 3rd December 2024 was submitted on 13th December 2024 which identified 3 trees with bat roosting potential. As such, further aerial inspection was required. A PRF Aerial Inspection Survey by arbtech, Survey Date: 28th January 2025 was submitted on 21st February 2025. The aerial inspection has been reviewed by the Council's Ecologist who advised that all three trees were found not to have bat roosting potential and there are no reasons to doubt the findings of the report. No further information or measures are required although a bat informative should be included in any decision.

Contributing to and Enhancing the Natural Environment

A landscape plan has been provided. This includes good numbers of native trees and shrubs, which the Council's Ecologist is satisfied is in keeping with previously agreed proposals. Outline condition 11 requires biodiversity enhancement proposals prior to any above ground works. Whilst further information is required in order to discharge condition 11, with regards wildlife enhancement measures, the Council's Ecologist is satisfied that no further information or measures are required at this time and the planting measures are acceptable.

RECOMMENDATION

GRANT subject to the following conditions:

APPROVED PLANS

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

Drawing No: 1311c - Location Plan
Drawing No: 453/01 Rev B – Landscape Layout
Received 22nd July 2024

Landscape Management Plan by Penny Bennett Landscape Architects,
November 2020, Rev A July 12th 2023
Received 23rd July 2024

Drawing No: L203-01-B – Proposed House Types
Received on 14th January 2025

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

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.

MATERIALS

2. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the dwellings 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 adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

BOUNDARY TREATMENT (DETAILS TO BE SUBMITTED)

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

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

LANDSCAPE MANAGEMENT PLAN

4. The development hereby approved shall be carried out in complete accordance with the Landscape Management Plan by Penny Bennett Landscape Architects, November 2020, Rev A July 12th 2023, received by the Local Planning Authority on 23rd July 2024.

Any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced 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 within the Greenspace Corridor and the nature of the proposed development and to secure biodiversity enhancement in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

LANDSCAPING SCHEME (DETAILS TO BE SUBMITTED)

5. Notwithstanding the details shown on the approved plans and the requirements of Condition 1 of this permission, the development shall not be occupied until a landscaping scheme for the site (including elements of both 'hard' and 'soft' landscaping) is submitted to, and approved in writing by, the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of all hard surfaced areas and the type, species, siting, planting distances and programme of planting of any trees (native) and shrubs as well as details of both temporary and permanent root protective surfaces if applicable.

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 removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced 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 within the Greenspace Corridor and the nature of the proposed development and to secure biodiversity enhancement in accordance with

policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

VEHICLE PARKING

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

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

REFUSE AND RECYCLING (TO BE APPROVED)

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

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

EXTERNAL LIGHTING

8. Prior to first occupation of the development hereby approved, an external lighting plan, if applicable, shall be submitted to, and approved in writing by, the local planning authority. The approved scheme shall thereafter be maintained and operated in accordance with the approved details.

Reason: to ensure that the Greenspace Corridor is not adversely impacted upon as a result of the development in accordance with Policy G7 of the adopted Core Strategy, Policy JP-G1 of PfE, saved UDP Policy G/8 and the NPPF.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Informatives

The applicant is advised that whilst the building to be converted has been assessed as negligible risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).

The applicant is advised that the Council's Highways Officer has advised that a development of this nature should have the access road adopted. Refuse vehicles should not leave the highway network. If the access road is not adopted it will not be possible for refuse collection to take place and private refuse collection should be arranged.