

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01068/FUL	Nick Brookman	1 st September 2025

DETERMINATION DATE (EXTENSION OF TIME)5th September 2025**Address:** Former Oakenrod Primary School, Bury Road, Rochdale, OL11 4EE**Proposal:** Residential development comprising 52 no. dwellings with associated access and infrastructure

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/A
	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: AC

DATE: 0.2.09.2025

SITE

The application site is a vacant previously developed site which lies within the Defined Urban Area (as designated on the saved Unitary Development Plan Proposals Map). A significant proportion of the site also lies within a designated Green Corridor for which Saved UDP Policy G/8 and Core Strategy Policy G6 must be taken into account.

The application site extends to approximately 2.46 hectares and is accessed via Bury Road. The majority of the application site is vacant land and is in part previously developed as a former school which has now been demolished.

The site lies to the west of Rochdale Town Centre, immediately to the south of Bury Road. Trees bound the perimeter of the site with access into the site provided from the north east corner from Bury Road. The centre of the site is open and comprises of hardstanding now subject to overgrown vegetation.

Bury Road (B6222) bounds the north of the site with residential dwellings and Rochdale Cricket Club to further north. Neighbouring development consists of commercial and residential properties to the north east, the River Roch bounds the south and south eastern boundary of the site with the Corporation Road industrial estate beyond. The south west of the site is heavily vegetated and the west of the site is bounded by Melrose Street which is home to existing residential development.

The application site is partially within Flood Zones 2 and 3.

PROPOSAL

The applications seeks full planning permission for the erection of 52 dwellings in the form of:

1. 1-bedroom dwellings x 4
2. 2-bedroom dwellings x 11
3. 3-bedroom dwellings x 23
4. 4-bedroom dwellings x 14

The proposed dwellings are to be provided across a mixture of design, storey height and floor space.

Dwellings are to be constructed of brick with concrete interlocking roof tiles with stone cill and heads, composite doors, UPVC windows. Some dwellings are to incorporate dual frontages, dormers and integral garages. Solar panels are to be included into roof pitches.

A central access estate road would split the development in two with dwellings fronting the internal access road. One further access road would be provided off the centre of the spine road to facilitate access to 5 of the dwellings.

A tensor earth retaining system will be installed to the properties on the north side of the spine road to retain the existing earth and banking in this location given the topography of the site.

Soft landscaping and new tree planting will be introduced across the development.

All dwellings would benefit from off street parking and rear garden spaces.

A wildlife area is to be provided to the south of the site and an 8m riparian corridor will delineate the south side of the application site from the River Roch.

RELEVANT PLANNING POLICY

National Policy and Guidance

National Planning Policy Framework (NPPF) – December 2024

National Planning Practice Guidance (NPPG)

National Design Guide

National Model Design Code

Building for a Healthy Life Toolkit

Local

Adopted Rochdale Core Strategy (CS):

SP2	The Spatial Strategy for the borough
SD1	Delivering sustainable development
DM1	General development requirements
DM2	Delivering planning contributions and infrastructure
SO2	Creating successful and healthy communities
C1	Delivering the right amount of housing in the right places
C3	Delivering the right type of housing
C4	Providing affordable homes
C6	Improving health and well being
C7	Delivering educational facilities
C8	Improving community, sport, leisure and cultural facilities
SO3	Improving design, image and quality of place
P1	Improving image
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
SO4	Promoting a greener environment
G1	Tackling and adapting to climate change
G2	Energy and 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
SO5	Improving accessibility and delivering sustainable transport
T1	Delivering sustainable transport
T2	Improving accessibility

Saved Policies of the Rochdale Unitary Development Plan (UDP):

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

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-S2	Carbon and Energy
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 and New Housing
JP-H4	Density of New Housing
JP-G6	Urban Green Space
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P1	Sustainable Places
JP-P5	Education, Skills and Knowledge
JP-C1	An Integrated Network
JP-C2	Digital Connectivity
JP-C5	Streets for All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development

Supplementary Planning Documents (SPD):

- ☐ Guidelines & Standards for Residential Development (June 2016)

RELEVANT SITE HISTORY

PREAPP/00014/21 – Proposed residential development of former Oakenrod School site, comprising 43 no three and four bed dwellings (Option 1) or 56 no one to four bed dwellings (Option 2) with access, landscaping and associated works.

07/D49652 – Outline application for the demolition of the former school and the construction of 29 houses and 36 apartments. Approved with conditions 20th November 2007.

CONSULTATION RESPONSES

Highways and Engineering

No objection subject to condition.

Environmental Health (Noise)

No objection subject to condition.

Environmental Health (Air Quality)

No comments received.

Conservation Officer

Objections have now been overcome through the submission of amended drawings.

Tree Officer

No comments received.

United Utilities

No objection subject to condition.

Lead Local Flood Authority (LLFA)

Principle of objection has now been overcome through the submission of updated reports.

Environment Agency

No objection subject to condition.

Education

Primary schools in the area (North-west Education Planning area) have sufficient places in the census and forecast, and Secondary Schools in the area (Rochdale Township) also have sufficient places in both census and forecast. Education contributions will not be sought at this time for this planning application.

Urban Design

No objection subject to condition.

Environmental Protection (Land Contamination)

No objection subject to condition.

Greater Manchester Ecology Unit

No objection.

Strategic Housing

No comments received.

Greater Manchester Police

No objection subject to condition.

Transport for Greater Manchester (TfGM)

No objection.

Greater Manchester Archaeological Advisory Service (GMAAS)

No objection subject to condition.

The Coal Authority

No objection.

Greater Manchester Fire Service

No objection.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours and site notices were posted in the vicinity of the site. A press notice was also published on 8th November 2023.

A total of 4 representations were received in response to the proposed development.

These raised the following comments:

- ② It is now possible to establish the purpose of the easement and how it will infringe residents on Dove Street.
- ② It is not clear how the integrity of Melrose Street or how the properties which are elevated on the slope of the western area of the development will be affected by the proposed scheme.
- ② The Geoenvironmental site Report makes no mention of this slope and doesn't provide any ground investigation information.
- ② No recommendations have been made for stability assessments on the slope to establish its effect on Melrose Street or the properties which border the site.
- ② The reports provided do not acknowledge issues the development could potentially cause the road surfaces and drainage of Dove Street and Melrose Street.
- ② The phase two Geoenvironmental Site Assessment report submitted records asbestos to be resented on the site of the proposed development. Disturbances of the asbestos could have detrimental affects to residents who live adjacent to the proposed development and mitigation measures have not been outlined on how this will be prevented.
- ② The Geoenvironmental report refers to invasive plant species being present at three locations within the proposed site and there is danger that this could be disturbed.
- ② No evidence has been provided on how the current foul sewage system will cope with the introduction of this development.
- ② The Flood Risk Assessment does not appear to record severe flooding which occurred at this site in December 2015.
- ② No information has been provided regarding the noise pollution that is more than likely going to arise from the development.
- ② The access road on Bury Road sits before a blind turn which is lowered.
- ② What CIL or s106 provisions have been put in place
- ② What is the Council doing to ease the local services
- ② The boundary to Bury Road has not been properly maintained nor have trees been maintained.

ANALYSIS

Principle of Development

The site lies within the Defined Urban Area (as designated on the saved Unitary Development Plan Proposals Map). Adopted Rochdale Core Strategy Policy C1 sets out that the Council will seek to maximise the potential of previously developed sites within the urban area to achieve a target of 80% of new housing on Previously Developed Land. Policy C1 also emphasises that new housing sites must be sustainable, with good access to local services, facilities, green infrastructure, shops, jobs, schools and public transport.

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

CS Policy C3 goes on to state, amongst other things, that higher density development (residential) should be focused around Rochdale, Middleton and Heywood town centres. Policy C3 recognises that higher density development should be focused in areas that can

sustain higher densities, and this includes accessible sites in and around town centres, sites on or close to high frequency bus routes and sites close to railway stations or Metrolink stops.

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

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

Despite the requirement to comply with the above aforementioned housing policies, the location of the site, which is partially within a Green Corridor, means that consideration must also be taken into account through the proposals and as such must demonstrate accordance with UDP Policy G/8 parts (A), (B), and (D) along with CS Policy G6 parts 2 and 9. These policies place emphasis on the protection and enhancement of green infrastructure. Key considerations are how the proposals protect and enhance biodiversity, access to the green corridor, recreational and visual amenity. In this instance, the proposal is adopting a landscape led approach to design and this element is assessed in more detail in the succeeding sections of this report.

Accordingly, in this instance, the proposed development of the application site would comprise the efficient re-development of a sustainable site and would wholly accord with the overriding policy principle of reusing previously developed land for residential use as set out in the Core Strategy and at a national level in the NPPF. Therefore, as a matter of principle, the development of this site for residential purposes is supported.

Nevertheless, further consideration is still required of impacts on viability, residential and visual amenity, heritage, design and impact on the character of the area, highway and access implications, ecology and biodiversity, drainage, crime impact and energy demand.

Residential Development (Mix, Affordability, Quality and Density)

Paragraph 60 of the NPPF sets out that “*to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area’s identified housing need as possible, including with an appropriate mix of housing types for the local community*”.

Policy C3 of the CS seeks to deliver the right type of homes, well designed and built to appropriate densities, to meet the overall needs and aspirations of the borough and to do this, in this instance Policy C3 seeks to “*Ensure new development provides housing types that take account of local needs and aspirations*”.

PfE JP-H2 seeks to improve general housing affordability through several measures, including (1) boosting market supply, (2) delivering affordable homes in line with local

targets, (3) supporting provision through new developments, (4) working with Government to maximise the amount of public funding available for this, and (5) increasing the supply of low-cost market housing.

PfE Policy JP-H1 requires that new homes are of good quality. This is expanded upon in Policy JP-H3, which expects a range of dwelling types and sizes to be incorporated to meet local needs and deliver more inclusive neighbourhoods (including by providing for older households and vulnerable people). This is intended to be achieved by ensuring all new dwellings comply with the NDSS and are built to the ‘accessible and adaptable’ standard of Part M4(2) of Approved Document M of the Building Regulations (unless demonstrably impracticable).

PfE Policy JP-H4 expects new housing developments to be of an appropriate density for the location (considerate to accessibility and achieving efficient use of land and high-quality design). Regard should principally be had to the policy’s minimum density standards.

The aims and strategies of these policies are broadly reflected in CS Policies C3 (informing mix/type, density and quality), DM1(c) (in terms of quality of residential visual amenity) and C4 (in relation to affordable housing). Policy C4 in particular requires affordable housing on developments of 15 or more houses, equivalent to a contribution of 7.5% of the development’s sales value with on-site delivery expected unless exceptional circumstances apply (e.g. viability and delivery considerations). Policy C6(c) is focused on improving health and wellbeing and reducing health inequalities, which links back to addressing housing quality and affordability issues (under CS Policies C3 and C4).

Mix

The proposals provide a mix of 1 to 4 bedroom market housing and the housing mix is appropriate to meet identified local needs in this case. The overall mix of housing provided would therefore be acceptable and in accordance with PfE Policies JP-H3 and CS Policy C3, particularly by way of providing for a range of housing types that accommodate local needs and aspirations (such as for larger family housing).

Affordability

The provisions of Policy C4 of the CS and the Council’s Affordable Housing SPD, set out a starting point requirement of 15% of homes to be affordable, or 7.5% of Gross Development Value. At Paragraph 66 of the NPPF it establishes that “*Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership*”.

In 2015 the Council commissioned a Strategic Housing Market Assessment (SHMA) of the Borough. As previously alluded to, this assessment indicated an annual imbalance of 204 affordable dwellings across Rochdale. The findings of the SHMA indicated a requirement for affordable housing in all townships to address shortfalls across a range of property sizes.

According to PfE, there are over 70,000 households on local authority registers and increasing the delivery of affordable housing across the plan period is a very high priority and it will be essential that new residential developments play a full role in supporting this. Accordingly, Policy JP-H2 of PfE sets out that “*substantial improvements will be sought in the ability of people to access housing at a price they can afford, including through...*

1. *Significantly increasing the supply of new housing...*
2. *Maximising the delivery of additional affordable homes...*
3. *Supporting provision of affordable housing as part of new developments...*

4. *Working with Government to maximise the amount of public funding being directed towards the provision of new affordable housing”.*

The proposals comprise a 100% market housing development. As is discussed further under ‘Infrastructure, Planning Obligations and Viability’, this is the result of a viability exercise that has resulted in an agreed position that the proposed development would not be viable considerate to current abnormal development costs, requirements for affordable housing and other necessary contributions. This indicates that it would not be possible to provide a meaningful number of affordable homes on-site. As such, the provision and management of affordable/social rents in particular are unlikely to be effective or efficient, and so impractical.

These circumstances would usually warrant securing a financial contribution that would be made available for use on affordable housing projects in the locality or within a later phase of the development. In this case however, the conclusions of the submitted Viability Assessment reflects the Councils understanding of the site.

The proposal complies with Policy C4 of the CS and the Councils Affordable Housing SPD, the NPPF and PfE Policy JP-H2.

Quality

Read individually or collectively, the Core Strategy, Places for Everyone and the NPPF seek to ensure that planning decisions should result in places with a high standard of amenity for existing and future users.

Policy C3 of the CS seeks to deliver the right type of homes, well designed and built to appropriate densities, to meet the overall needs and aspirations of the borough and to do this, in this instance Policy C3 seeks to “*Ensure new development provides housing types that take account of local needs and aspirations*”.

PfE Policy JP-H1 and CS Policies C3 and DM1(c), consider housing quality in terms of providing for sufficient residential visual amenity of future and existing residents. Paragraph 135(f) of the NPPF also requires a high standard of amenity to be achieved for existing and future users. Consideration of the quality of the relationship between dwellings (existing and future) is provided in this section, with the overall design quality, land contamination and pollution impacts considered under separate headings below.

Paragraph 4.1 of the ‘Guidelines and Standards for Residential Development’ SPD sets out minimum space (separation) standards to achieve sufficient privacy and light between properties. The standards include (i) a requirement for directly facing two and two-and-a-half storey dwellings to have a separation of 21m between principal windows and 10.5m to a direct facing boundary (i.e. face-to-face); and (ii) 14m between a principal window and the face of a two-storey elevation without a principal room window (i.e. rear-to-side). Paragraph 4.3 confirms that exceptions to this may be acceptable in site-specific circumstances (e.g. in the interests of supporting character and density and based general/typical levels of privacy and amenity in the area).

The proposed arrangements are generally representative of separation and privacy levels in established / emerging residential communities across the borough. In this case, the proposed arrangements reflects the need to make efficient use of land through the promotion of minimum and higher density standards, and areas of tighter separation result from the meandering street layout (which is an otherwise positive design element – see ‘Design’ below).

Dwellings benefit from either dual-aspect rooms or are orientated so as to have a wider field of view. On the whole, the proposals are considered to provide generally sufficient and acceptable levels of outlook and privacy. As there is a good range and choice of dwellings, prospective occupiers would also be able to consider whether such an arrangement is acceptable to them and incorporate landscape screening on occupation.

In terms of occupier amenity, the Nationally Described Space Standards (NDSS) is a technical standards document produced by the Government to ensure internal space within new dwellings is sufficient for future occupiers. Additionally, in accordance with PfE Policy JP-H3 (Type, Size and Design of New Housing), it is a requirement for all new dwellings to comply with the nationally described space standards and be built to the accessible and adaptable standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

On assessment of the proposed floor plans, the proposed development meets the minimums NDSS and all dwellings would be made readily adaptable to M4(2) standards of the Building Regulations.

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

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

The reasonable needs of occupiers would need to be met and this would need to cover both functional and recreational requirements proportionate to the size of the household, taking into account the surrounding context. On reflection of the proposed layouts, the proposed private garden area sizes to the rear of each dwelling appear to be adequate and they would cover the above aforementioned recreational requirements.

With regards to noise and disturbance to the existing environment, whilst the resulting scheme by its very nature would not cause any significant impacts in terms of noise and disturbance, given its location (adjacent to existing residential dwellings and commercial developments) and the type and amount of construction works involved (including excavation and re-profiling of the land), it is considered necessary to require a Construction Method Statement to ensure the development is carried out having due regard for neighbour amenity and highway safety.

On this basis, subject to condition, the proposals would provide for an acceptable standard of residential amenity for existing and future residents in terms of privacy, light and separation considerations. This is in accordance with the requirements of PfE Policies JP-H1 and CS Policies C3, GP and DM1(c), and paragraph 135(f) of the NPPF.

Density

The density levels are generally appropriate for the sustainable and accessible location of this site and the levels would ensure that an efficient and sensitive use of land is achieved.

This complies with the standards set out under PfE Policy JP-H4 and the overall aims of CS Policy C3. The design and character considerations flowing from this are addressed under 'Design' below.

Design and Layout

Paragraph 131 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to the planning and development processes; and that good design is a key aspect of sustainable development. Paragraph 135 sets out key design principles that policies and decisions should achieve, and paragraph 136 outlines the importance of tree planting in enhancing the character and quality of urban environments. Paragraph 139 of the NPPF directs how to consider whether a proposal is well-designed, which is subject to proposals reflecting design policies and guidance. Under paragraph 139(a), significant weight should be given in support of development that achieves this, whereas failure to do so would warrant the refusal of a development.

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

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

The proposed site layout is informed by the road layout and site topography. The road layout involves a fairly linear layout from east to west with a cul-de-sac at the western end and a secondary access road in the centre and south of the site. This road layout has informed varied building lines throughout the development but the nature of the site and layout means that the developable area is relatively separate from other nearby residential areas in the north and north west.

A wildlife and public open space area to the south of the development and north of the River Roch provides connections and naturally promotes healthy and amenable movement for future residents.

The topography, whilst requiring significant groundworks to facilitate the development in the northern area of the site follows the natural fall of the site with dwellings gradually stepping down southwards. Together (and alongside the scale, form and appearance of dwellings) this approach achieves good depth, variety and interest in the street-scene and townscape. Dwellings are orientated to respond to the street-scene and different parking typologies (front, side and garaged) are provided alongside driveway landscaping also contributing to the varied/layered street-scene.

The site’s context and relative separation from its immediate surrounds provides an opportunity to create a new identity. This has been achieved with a series of complementary but distinct identities. The design of the proposed dwellings has drawn on the local area’s context, identity and built form to provide a choice of contemporary/modern and classic/traditional appearances and detailing. Consistent scales are proposed with dwellings being either single, two, two-and-a-half storeys or 3 storeys, with forms including a mix of detached, semi-detached and terraced dwellings. Together, these elements would provide good visual interest and communal senses of place.

A variety of landscaping typologies and boundary treatments are used to frame dwellings and streets, delineate between private and public areas along the street-scene, and provide attractive, amenable and biodiverse public and private spaces. Taken together, the proposed landscaping offers a permeating network of green spaces and off-street parking that would benefit the local climate, character and community. The boundary treatments and street scene landscaping would further add to the quality and interest of the street-scene.

The proposed development is considered to be of a high-quality design that integrates and balances a broad range of design considerations. The proposals have achieved this by positively considering the site’s context to form a series of attractive and distinctive identities

that integrate with the wider place physically, socially and visually; proposing a coherent pattern and form of development based around an accessible and inclusive layout; enhancing and optimising the use of natural characteristics and landscaping, particularly in public spaces that will be safe, social and inclusive; and ensuring that the development provides a good mix of houses, integrating well with the mix of uses in the wider area and providing socially inclusive environments.

The proposals are supported by a 'Crime Impact Statement' (CIS) (dated 22nd April 2024). The CIS undertakes a review of the area, considers crime statistics and conducts a risk assessment to inform a security strategy and measures. The security strategy sets out measures to manage security at site and dwelling perimeters (covering boundary treatments), through layout and landscaping (including enabling natural surveillance, reducing blind spots and managing tree pruning), incorporating sufficient street and private exterior lighting, and introducing specific security measures around utilities infrastructure. The CIS and its security strategy have been reviewed and supported by GMP. A condition is requested to ensure that the specified measures are implemented in accordance with the strategy. It is expected that in doing so, the proposals would be consistent with and/or achieve the principles of Secured by Design. This would ensure that the development is safe, secure, and capable of deterring criminal and anti-social behaviour.

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

The proposed development would therefore result in the creation of well-designed buildings and places and would be acceptable in design terms.

Heritage and Archaeology

Paragraphs 207 and 208 of the NPPF require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; and that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance; local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 210 sets out three considerations which local planning authorities should consider when determining applications:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 213 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

PfE Policy JP-J2 (Heritage) sets out that particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include

historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan. Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

Amongst other criteria, Policy P2 of the Core Strategy sets out that the Council will protect the boroughs heritage by conserving, enhancing and promoting key heritage assets both statutory and non-statutory, including consideration of their wider settings.

The application is accompanied by a Historic Environment Assessment which has identified the site as being of notable historical and archaeological interest. The site contains well-preserved remains of the post-medieval Oakenrod Mills, including waterwheel pits and turbine infrastructure, and has potential for earlier mill structures dating to the 16th and 17th centuries. The assessment notes that while the potential for prehistoric, Roman, and medieval remains is considered low, the confirmed presence of industrial-era remains and the site's association with Rochdale's woollen industry contribute to its significance. The assessment concludes that, without mitigation, the proposed development would have a moderate to major adverse impact on these archaeological assets.

Following comments raised by the Council's Conservation Officer, owing to the benefit of a revised scheme and new drawings, the proposed development has overcome previous heritage concerns and it is recognised by Planning Officers that the scheme has been designed to reflect the local vernacular and is assessed as having a slight beneficial impact on the setting of nearby heritage assets, including the Grade II listed Oakenrod Hall and several non-designated heritage assets.

The development will not impair key views or the character of these assets' settings and the existing metal railings and masonry wall on Bury Road formerly associated with the former school are to be retained and preserved with new metal railing fencing to be added where necessary to match the existing fencing.

In addition to impacts on designated heritage assets, the application is also supported by a Archaeological Desk-Based Assessment which concludes that it would be appropriate to implement a programme of archaeological excavation in advance of development, which should allow for detailed recording of the two waterwheel pits, water turbine housing and putative steam-power plant that was identified during the initial evaluation trenching in 2006, along with a 'strip, map and record' of the back-to-back houses that lie to the west of the area evaluated in 2006. GMAAS concurs with the conclusions drawn by the desk-based assessment and recommends that an archaeological mitigation strategy is warranted in advance of development and this is conditioned.

Accordingly, subject to condition, the proposed development is acceptable and in accordance with Policy P2 of the Rochdale Core Strategy, PpE Policy JP-J2 and the NPPF.

Highways and Access

Policy T2 of the CS requires development to comply with the Council's car parking standards and policy DM1 requires that development provides satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into account the proposed use and location.

The application is accompanied by a Transport Statement and Travel Plan and Highway Services have reviewed the application and have offered no objection to the proposed development.

Policy JP-C8 of PfE requires new development to be located and designed to enable and encourage walking, cycling and public transport use to reduce the negative effects of car dependency and help deliver high quality, attractive, liveable and sustainable environments. With this in mind, the submitted Transport Statement highlights that the site is well located in terms of access to local amenities and facilities by foot, cycle and public transport allowing residents the option to travel sustainably by non-car travel modes which reduces the overall reliance on the private car.

The Transport Statement determines that:

- ❑ **Established Use:** The site has a history of residential planning approval and previously accommodated Oakenrod Primary School and Oakenrod Mill, both of which would have generated comparable traffic levels.
- ❑ **Access and Layout:** Vehicular and pedestrian access is proposed via an improved junction on Bury Road, with visibility splays and footways meeting Manual for Streets standards. Swept path analysis confirms refuse vehicle access is achievable.
- ❑ **Sustainable Transport:** The site is well connected by walking, cycling, and public transport. It is within walking distance of Rochdale town centre, Rochdale Railway Station, and multiple bus routes.
- ❑ **Traffic Impact:** The development is expected to generate 29 two-way vehicle movements in the AM peak and 28 in the PM peak—equating to approximately one vehicle every two minutes. This is not considered to have a material impact on the local highway network.
- ❑ **Road Safety:** A five-year accident review identified only two slight-severity incidents near the site, indicating no significant safety concerns.

On the basis of the above, it is considered that the proposed development would make satisfactory arrangements for vehicle access, manoeuvring and parking, and would facilitate safe and convenient pedestrian circulation to and from the site. The scheme is not considered to have an adverse impact on highway safety and would not generate a level of additional traffic which would have a detrimental impact on the safe and efficient operation of the immediate local highway network, or strategic routes. Highways Services have raised no objections and subject to the relevant conditions, the proposals comply with the requirements of CS Policies T1 and T2, Policy JP-C8 of PfE and the NPPF.

Ecology, Biodiversity and Trees

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

This application was submitted before Biodiversity Net Gain (BNG) became mandatory on 12 February 2024 and for that reason the proposed development is exempt from BNG. However, PfE Policy JP-G9 seeks to deliver a net enhancement of biodiversity resources through a collection of measures which are broadly aligned with the approach to BNG outlined within the Environment Act (2021), the NPPF and supporting guidance documents.

Accordingly, whilst not subject to mandatory BNG, the proposed development should achieve net gains for biodiversity via species enhancement as guided by the NPPF (paragraphs 187d and 192b) to achieve demonstrable net gain for biodiversity.

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

In this instance the proposed development will achieve a gain of 3.73% habitat units on site which adheres to the aforementioned planning policies.

In addition, the Greater Manchester Ecology Unit (GMEU) were consulted on this application and they have not raised any objections.

Paragraph 136 of the NPPF states that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Paragraph 180 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity, providing net gains where possible, and contributing to the Government's commitment to halt decline. CS Policy G6 expects development proposals affecting green infrastructure to avoid the loss of existing features such as trees unless suitable alternative provision is made or they have limited value. Development proposals are also expected to replace removed trees from a site at a ratio of 2:1.

As referred to above, CS Policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.

The application is accompanied by a Tree Survey and Arboricultural Impact Assessment (AIA) and this sets out that the proposed development will result in the removal of 8 individual trees and 1 tree group in order to facilitate the development. Of these, 3 are low quality 'C', 5 are moderate quality 'B' and 3 are category 'U'. 18 individual trees and 1 group will be retained.

All trees to be removed will be replaced on a Policy compliant 2:1 basis and all retained trees will be safeguarded during construction through the installation of appropriate protective fencing and adherence to construction exclusion zones.

The Councils Tree Officer consultee has not provided comments on this application but Planning Officers recognise that the proposed development is retaining a number of existing trees that are already in strategic locations and the applicant has proposed a strong landscaping scheme combining new tree and shrub planting comprising a mix of native species which would comply with the required of Core Strategy Policies G6 and G7.

In total, 67 trees, 324 native hedgerows 1137 plants and 879 shrubs are to be incorporated into the scheme.

The submitted proposed protection measures covering the site are prepared in accordance with current British Standards and would therefore be appropriate. On this basis, and subject to the use of conditions to require the implementation of protection measures and replacement planting as set out within the submitted Landscaping Plans, the proposals would be acceptable in ecology and arboriculture terms, in accordance with PfE Policy JP-G7, JP-G8 and CS Policies G6 and G7.

Drainage and Flood Risk

PfE Policy JP-S4 expects developments to manage surface water run-off using SuDS close to source and achieving greenfield run-off rates where possible, with SuDS required to provide multi-functional benefits, manage water quality, be delivered in a holistic and integrated manner, and be subject to appropriate management regimes over their lifetime. CS Policy G8 seeks to ensure that development proposals do not increase flooding on or off-site, and contributes where possible to alleviating flood risk, with its detailed measures aligning with those in PfE Policy JP-S4. These policies link generally to PfE Policy JP-G2 and CS Policy G6, which both highlight the opportunities to utilise green infrastructure for flood management purposes. The above policy aims are also in alignment with UDP Policies EM/7 and EM/8, with the latter specifically requiring satisfactory arrangements for the disposal of wastewater to protect surface and groundwater quality.

The site is located within Flood Zone 1 and partially within Flood Zones 2 and 3.

A Flood Risk Assessment and Sustainable Drainage Strategy has been submitted with the application and the proposed drainage strategy has been amended following initial objections from the LLFA and United Utilities.

The site was assessed against the Rochdale Strategic Housing Land Availability Assessment March 2024 and no alternative sites of comparable capacity were found to be reasonably available and the proposed development provides sustainability benefits by reusing brownfield land and enhancing biodiversity through riverside greenspace with the inclusion of flood mitigation and reducing flood risk elsewhere. The development therefore passes the sequential and exceptions tests.

Following review of the amended Drainage Strategy, United Utilities have confirmed that the proposals are acceptable in principle subject to condition.

Through consultation and an amended drainage design, the application site and buildings are safe from fluvial flood up to and including a 100 +35% design flood event. Minimum finished floor levels have been proposed for both the upper and lower reaches of the site to ensure the proposed development is safe for its lifetime.

As such, it has been confirmed that there would be no increased risk of flooding on or off-site, and the proposed surface water drainage design would be capable of accommodating the proposed development. On this basis, subject to the use of conditions to secure compliance with the submitted details, the proposals would comply with PfE Policies JP-S4 and JP-G2, CS Policies G6 and G8, and UDP Policies EM/7 and EM/8; and the proposals would be acceptable in flood risk and drainage terms.

Pollution (Noise, Air and Odour)

CS Policy DM1(d) expects proposals to demonstrate that they are able to mitigate against noise, air and odour pollution where necessary. Policy G9 seeks to reduce pollution through (a) the implementation of measures that will reduce air pollution (particularly around motorways and main roads), (b) ensuring development does not unacceptably increase air, noise or other pollution and (d)&(g) requiring a Low Emissions Strategy. These policies are aligned with paragraphs 135(f), 187(e) and 196 of the NPPF. Paragraph 200 of the NPPF goes on to set out the 'Agent of Change' principle where new development is expected to integrate effectively with existing businesses, and not place unreasonable restrictions on them.

The application is supported by a Noise Impact Assessment (NIA) which concludes that the dominant noise source is road traffic from the B6222 (Bury Road). Overall, the site is acoustically suitable for residential development with appropriate mitigation with dwellings closest to Bury Road requiring enhanced glazing and mechanical ventilation, it is expected that acceptable internal and external noise environments will be achieved (with this subject to validation of representative noise samples prior to occupation). This would be conditioned

alongside a requirement that all proposed mitigation measures recommended in the NIA are installed.

The application is not within an Air Quality Management area and there is a negligible risk of health or ecological impacts from potential air quality pollution given the relatively small size of the residential development on neighbouring receptors.

As the proposals would establish a sensitive residential use in close proximity to existing industrial businesses to the south of the site, the proposals would be the 'Agent of Change'. However, it has been determined that residential amenity would not be adversely affected by existing business operations. There would not therefore be a risk of adversely affecting the existing business's operations, and no mitigation is required. The proposals would not therefore conflict with paragraph 200 of the NPPF.

On the above basis, subject to the use of conditions to manage the recommended noise measures through the construction and operation stages; the proposals would be compliant with the NPPF, PfE Policies JP-S5 and CS Policies DM1(d) and Policy G9.

Ground Conditions (Land Contamination and Stability)

CS Policies DM1 and G9 requires development proposals to take account of ground conditions (including unstable and contaminated land) where a potential risk exists and identifying and implementing remedial action where necessary. These policies are supported by paragraphs 196 and 197 of the NPPF.

A Phase II Geoenvironmental Site Assessment has been submitted in support of the application and the Council's Land Contamination Officer has considered the submitted detail and raised no objection subject to a pre-commencement condition to require the approval of a remediation strategy prior to occupation of the development.

With regards to coal mining features and hazards, the Coal Authority initially objected to the scheme on the basis of insufficient information being provided to determine whether or not issues of land instability could be satisfactorily addressed which were also similar to representations received from local residents concern ground conditions.

The Coal Authority now notes the submitted updated Coal Mining Risk Assessment (September 2024, prepared by T J Booth Associates Ltd), which confirms an assessment of up-to-date geological and mining information and dialogue with one of the Coal Authority's Mining Information Managers. The report confirms the mineral support conditions beneath the site to be satisfactory on the basis that sufficient competent rock cover exists between all of the seams identified and the base of the foundations. The Coal Authority therefore withdrew its objection.

In light of the above, and subject to the imposition of an appropriate condition as recommended, it is considered that all contamination risks can be suitably addressed and there is no conflict with the requirements of CS Policy G9 or the Framework.

Energy Demand and Climate Change Adaptation

Core Strategy Policy G1 sets out measures to address climate change and emissions, whilst Policy G2 requires that new development adhere to the energy hierarchy.

Policy JP-S1 of PfE requires development to aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

Greater Manchester's vision is to be at the forefront of action on climate change and to make its fair contributions to international commitments by becoming a carbon neutral city region by 2038. To meet this target, PfE endorses the following commitments:

- ☐ Be carbon neutral by 2038
- ☐ Hold cumulative carbon dioxide emissions to without the carbon budget
- ☐ Initiate a programme of mitigation to reduce emissions including by:
 - o Significantly upscaling solar photovoltaic energy;
 - o Reducing heat demand in homes;
 - o Moving away from carbon intensive gas as the primary source of heat;
 - o Reducing heating and cooling demand for public and commercial buildings;
 - o Increasing biofuel use;
 - o Enable sustainable choices for travel and decarbonise transport;
 - o Significantly upscaling building retrofit; and
 - o Increase the delivery of nature-based solutions and biodiversity net gain.

PfE Policy JP-S1 also refers to Part L of the Building Regulations which was announced in December 2021 and which took effect on 15 June 2022. This is to be precursor to the introduction of the Future Homes Standard which is anticipated to take effect in 2025. The policy position will follow the trajectory of FHS in relation to carbon reduction with applicants demonstrating how savings have been maximised following the energy hierarchy.

In this instance, the application is supported by an Energy Statement Regulations which confirms that the following measures will be incorporated into the proposed development:

- ☐ Enhanced building fabric to meet the new Building Regulations ADL1 2021 (15/06/2022)
- ☐ Enhanced air tightness and thermal bridging
- ☐ Efficient decentralised extract ventilation system
- ☐ Heating and hot water will be provided by individual air source heat pumps
- ☐ Efficient lighting strategy using CFL or LED type fittings

The proposed scheme delivers a robust and policy-compliant energy strategy with significant carbon and energy reductions. The use of Air Source Heat Pumps (ASHPs) and enhanced building fabric ensures long-term sustainability and efficiency without reliance on district heating or complex renewable systems.

The proposed fabric-first approach has been undertaken as defined within the 'Be Lean, Be Clean, Be Green' energy hierarchy and the use of high-efficiency air source heat pumps reduces carbon emissions by 56% and provides a primary energy reduction of 12% when compared to new building regulations Part L 2021.

The proposals have overall committed to providing a range of measures that would help the development mitigate and be resilient to the expected adverse impacts of the Climate Emergency. Notwithstanding the feasibility challenges affecting the development, the intended use of a range of low or zero carbon technologies would appropriately contribute to current net-zero ambitions. Subject to the use of conditions, the proposals are considered to be capable of meeting the overall aims of PfE Policies JP-S1 and CS Policy G1 and G2.

Developer Contributions and Viability

CS Policy DM2 requires developers to provide, or contribute towards the cost of physical, environmental and social infrastructure that is needed because of proposed development; and or to mitigate the impact of development, through planning obligations and agreements, if the

development would otherwise have a negative impact on the delivery of a strategic objective. However, this policy also requires consideration to be given to the need to ensure that schemes remain viable whilst taking into account the need for contributions or infrastructure required to make the scheme acceptable in planning terms. In the case of residential development such as this, the Core Strategy typically requires contributions towards affordable housing (Policy C4), open space provision and maintenance (Policy G6) and education facilities (Policy C7).

In line with this, PfE Policy JP-D2 generally requires developers to provide or contribute towards the provision of mitigation measures to make a development acceptable in planning terms. It states that in the instance an applicant raises viability issues, clear evidence is required at application stage to identify the specific issues and/or changes in circumstance that are acting as barriers to delivery. A judgement should be made on the weight to be given to a viability assessment alongside other material considerations. This approach is based on paragraphs 56, 58 and 59 of the NPPF, which requires judgements to be made the acceptability of the proposals and ability to use planning controls to address impacts (paragraph 56), the appropriateness of and degree of flexibility given to the contributions sought (i.e. necessity, relevance, fairness and reasonability) (paragraph 58), and on the overall weight to be given to the viability assessment (paragraph 59).

Paragraph 59 of the NPPF specifically states that where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

The applicant has submitted a Viability Assessment which sets out the following values:

Item	Value
Gross Development Value (GDV)	£11,810,000
Average Sales Rate	£229/sq ft
Base Build Cost	£138/sq ft
Abnormal Costs	£150,000 (site remediation)
Part L Compliance Costs	£292,226
Developer Profit	18.5% of GDV
Benchmark Land Value (BLV)	£913,500 (£150,000/acre)

The Assessment sets out 2 viability appraisal results taking into account a policy compliant scheme (which would expect the scheme to provide 7.5% of the proposed dwellings as affordable dwellings) and the applicants proposal itself (being a 100% market sale). The

below table sets out the results of both appraisals where it is demonstrated by the Viability Assessment that if the application was to be a policy compliant scheme, the development would be unviable. In addition, even as proposed the development alleges the viability of the site is marginal.

Scenario	Residual Land Value	Viability
Appraisal 1 – Policy Compliant (7.5% affordable housing)	(£54,326)	 Unviable
Appraisal 2 – Applicant’s Proposal (100% market sale)	£731,593	 Marginal

In short, the policy-compliant scheme results in a negative land value, significantly below the BLV and the applicant’s proposal (to include no affordable housing) improves viability but still falls short of the BLV.

A degree of flexibility is therefore required at this stage, but it is noted that the delivery of affordable housing in Rochdale is a notable local priority. In this instance, the Council have not sought an independent review of the Viability Assessment but significant weight in favour of this is afforded to the fact that no contributions have been sought by any statutory consultees.

It is the Council’s position that whilst the inability to provide affordable housing is unfortunate, the development of this brownfield site for 52 residential dwellings would inevitably have overwhelming benefits economically, socially and environmentally.

Planning Balance and Conclusions

The principle of the proposals is supported and accords with the aspirations and expectations of both local and national policies and the development would support the delivery of the borough and city region’s strategic policies and objectives.

The proposals are deemed to be acceptable and in general accordance with the range of policies considering matters of residential development (mix, affordability, quality and density); design; sustainable construction; heritage and archaeology; arboriculture, ecology and biodiversity; flooding and drainage; highways; pollution (noise and air quality) and ground conditions.

The representations made by local residents have been considered through this assessment, and there are no unresolved outstanding objections from consultees.

Where noted, planning conditions can be used to manage the development’s delivery and associated impact.

The notable planning benefits of the proposals include the delivery of a vacant and sustainably located brownfield site which would undeniably provide a welcome contribution towards the Council’s housing needs and supply over the plan period; the local and district-wide socio-economic benefits; and the creation of well-designed development. These benefits would receive between moderate and significant weight in favour of the proposals.

Whilst the proposals are affected by viability challenges and thus currently incapable of providing complete financial contributions, none have been requested.

On this basis, Officers are overall satisfied that the proposals accord with the adopted development plan taken as a whole and represent a sustainable form of development. The

proposals are further supported by a range of material considerations (including the viability evidence, the NPPF, the NDG and local SPDs). There are not considered to be any material considerations present that would warrant an alternative judgement of this case.

Overall, the proposals would represent a sustainable development which has been carefully considered and well designed. The application is considered in the planning balance to be acceptable and is therefore recommended for approval.

RECOMMENDATION

It is recommended that permission is **Granted** subject to the following conditions:

Time Limit

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).

Approved Plans

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

Drawings

- ☐ Location Plan Drawing No P(01)
- ☐ R-0885-100 Proposed Site Plan Rev D
- ☐ R-0885-102 Proposed Site Plan Detail Rev B
- ☐ R-0885-110 Proposed Site Sections S1-S1 & S2-S2 Rev C
- ☐ R-0885-115 Proposed Site Section S3-S3 Rev A
- ☐ R-0885-120 Proposed Bury Road Elevation Rev B
- ☐ R-0885-200 Proposed Type A Flats Rev D
- ☐ R-0885-205 Proposed Type B Houses Rev B
- ☐ R-0885-210 Proposed Type B Terrace Floor Plans
- ☐ R-0885-215 Proposed Type B Terrace Elevations Rev B
- ☐ R-0885-220 Proposed Type C Houses Rev B
- ☐ R-0885-225 Proposed Type C1 House Rev C
- ☐ R-0885-230 Proposed Type D House Floor Plans
- ☐ R-0885-235 Proposed Type D House Elevations Rev A
- ☐ R-0885-240 Proposed Type D1 House Rev A
- ☐ R-0885-245 Proposed Type D1 House Semi-Detached Floor Plans
- ☐ R-0885-250 Proposed Type D1 House Semi-Detached Elevations Rev A
- ☐ R-0885-255 Proposed Type D1 Terrace Floor Plans
- ☐ R-0885-260 Proposed Type D1 Terrace Elevations Rev A
- ☐ R-0885-265 Proposed Type E Houses with Hipped Roof Rev B
- ☐ R-0885-270 Proposed Type E Houses with Dormer Gable Roof Rev B
- ☐ R-0885-275 Proposed Type F Houses with Hipped Roof Rev A
- ☐ R-0885-280 Proposed Type F Houses with Gable Roof Rev B
- ☐ R-0885-285 Proposed Type F1 Houses Rev A
- ☐ R-0885-290 Proposed Type G Houses Floor Plans Rev B
- ☐ R-0885-295 Proposed Type G Houses Elevations 1:50 Rev B
- ☐ R-0885-300 Proposed Type G Houses Elevations with Dormer Gable Rev B
- ☐ Landscape Proposal Drawing No 7188.01 Rev E
- ☐ Landscape Proposal Drawing No 7188.02 Rev E
- ☐ Landscape Proposal Drawing No 7188.03 Rev E

- ⑦ Drainage Plan and Details Drawing No DWG-TJBA-HALLMARK-OAKENROD-240220 Rev 2 Dated November 2024

Documents

- ⑦ Biodiversity Metric Report 81-303-R1-3 dated 15/08/2025
- ⑦ Landscape and Ecological Management Plan 81-303-R2-3 dated March 2025
- ⑦ Landscape Management Plan JW/7188/LMP/REV F
- ⑦ Drainage Strategy Report REP-TJBA-HALLMARK-OAKENROD-FRA-071024 Rev 1
- ⑦ Flood Risk Assessment REP-TJBA-HALLMARK-OAKENROD-FRA-071024 Rev 3
- ⑦ Coal Mining Risk Assessment REP-TJBA-HALLMARK-OAKENROD-CMRA-260224 Rev 1
- ⑦ Phase 1 Geoenvironmental Desk Study Referenced A4743/22
- ⑦ Phase II Geoenvironmental Site Assessment Referenced 16-932-R1-1
- ⑦ Historic Environment Assessment Referenced BA/RN/2210
- ⑦ Archaeological Desk Based Assessment Referenced BA/RN/2204
- ⑦ Arboricultural Impact Assessment Referenced 22/AIA/ROCH/11
- ⑦ Transport Statement Referenced AM/220751/TS/00
- ⑦ Travel Plan Referenced AM/220751/TP/0
- ⑦ Energy Statement Referenced Z52388.1
- ⑦ Viability Assessment dated August 2022
- ⑦ Noise Impact Assessment Referenced Z52388
- ⑦ Crime Impact Statement Referenced 2022/0092/CIS/01

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

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

Site Remediation

3. No development (other than demolition or works of site preparation or clearance) shall take place until a detailed remediation scheme to bring the site to a condition suitable for its intended use has been submitted to and approved in writing by the Local Planning Authority. The approved remediation scheme shall thereafter be fully implemented.

Following completion of the measures identified in the approved remediation scheme and prior to first use/occupation of the approved development, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

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

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy thereafter. Prior to the first use or occupation of the

approved development, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason for pre-commencement condition: Details of remediation will be required to ensure the safe development of the site during the construction and operation phases of the development.

Drainage and Finished Floor Levels

4. The development shall be carried out in accordance with the submitted Flood Risk Assessment (Ref TJBA-HALLMARK-OAKENROD-FRA2&3-220120, Dated November 2024 Rev 3) and the following mitigation measures it details:
 - ❑ Finished floor levels shall be set no lower than 116.74 metres above Ordnance Datum (AOD) on the upper reach, and 115.31 mAOD on the lower reach.
 - ❑ Flood contour, compensation and flow route mitigation shall adhere to the appropriate plan in the FRA at “Flood Contour, Compensation and Flow Route Mitigation Plan”, drawing name DWG-TJBA-HALLMARK-OAKENROD-24-0220 Rev 1.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the Scheme’s timing/phasing arrangements. The detailed measures above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

Drainage Principles

5. The drainage for the development hereby approved, shall be carried out in accordance with the principles set out within the submitted Foul & Surface Water Drainage Design Drawing 240220, Rev 2 – Dated November 2024 which was prepared by T J Booth Associates. For the avoidance of doubt, surface water must drain at the restricted rate of 12.13 l/s. No surface water will be permitted to drain directly or indirectly into the public sewer.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

Landscape and Ecological Management Plan

6. No development shall commence until a Landscape and Ecological Management Plan, including long-term design objectives, any site remediation or clearance of spoil, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The Landscape and Ecological

Management Plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

The scheme shall include the following elements:

- ☐ Details of any site remediation and/or removal of demolition spoil within riparian area R-0885-105.
- ☐ Details of maintenance R-0885-105.
- ☐ Details of maintenance regimes.
- ☐ Details of any new habitat created on site including attenuation basin.
- ☐ Details of retained habitats including pond, woodland and scrub areas.
- ☐ Details of treatment of site boundaries and/or buffers around water bodies.
- ☐ Details of management responsibilities.

Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for enhancing the site's nature conservation value in line with National Planning Policy, adopted Policies G6, G7 of the Rochdale Core Strategy and JP-G2, JP-G3 and JP-G8 of Places for Everyone Joint Development Plan.

Reason for pre-commencement condition: Details of Landscape and Ecological Management will be required to ensure the satisfactory treatment and development of the site during the construction and operation phases of the development with regards to existing wildlife.

Invasive Species Management

7. No development (including any demolition, site clearance or preparation works) shall take place until a detailed method statement for the removal or long-term management/eradication of invasive non-native (alien) species of plant on the site has been submitted to and approved in writing by the local planning authority. The method statement shall include measures to prevent the spread of invasive non-native (alien) species of plant during any operations such as mowing, strimming or soil movement, and measures to ensure that any soils brought to the site are free of the seeds/roots/stems of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall be carried out in accordance with the approved method statement.

Reason: In accordance with policy G7 of the adopted Rochdale Core Strategy and Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and to ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread in the wild.

Reason for pre-commencement condition: Construction activity increases the risk of invasive species spreading.

Archaeological Investigation

8. No development shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The development shall not be occupied until the site investigation has been completed in accordance with the programme set out in the approved WSI and provision made for the completion of all elements of that programme.

The WSI shall cover the following:

1. A phased programme and methodology of site investigation and recording to include:
 - a) an archaeological evaluation through ‘strip, map and record’ of former workers’ housing in the north-eastern part of the site;
 - b) detailed excavation of the waterwheel pits, water turbine and steam-power plant.
2. A programme for post-investigation assessment to include:
 - a) analysis of the site investigation records and finds;
 - b) production of a final report on the significance of the heritage interest recorded.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the site investigations commensurate with their significance, including the installation of a permanent information panel to be installed prior to occupation of the 52nd dwelling.
5. Provision for archive deposition of the report, finds and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with Paragraph 205 of the NPPF To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.

Reason for pre-commencement condition: There is a risk of disturbance to below ground features of archaeological importance on commencement.

Materials (brickwork and roofs)

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

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

Windows, Doors & Rooflights

10. Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and

approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

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

Pipework, Meter Boxes and Flues

11. Notwithstanding any description in the application or approved plans, no above ground works shall take place until full details of the design and placement of any pipework, meter boxes or flues (as necessary) to be fixed to the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be duly implemented and retained as such thereafter.

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

PV Panels

12. No Solar Photo-Voltaic Panels shall be installed in the dwellings hereby approved unless full details and specifications including large scale drawings at a scale of not less than 1:50 have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details thereafter.

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

Boundary Treatments

13. No above ground works shall take place until full details of the alignment, height and appearance of all boundary treatments (fences and walls) to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plans) have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of any doubt the existing railings and stone boundary to the north of the site on Bury Road shall be retained.

Prior to the occupation of any plot, the approved boundary treatments affecting that plot shall be erected in accordance with the approved details and shall thereafter be retained at all times.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the surrounding area in the interests of visual amenity and to comply with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

Hard Landscaping Details

14. No above ground works shall take place until details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans) have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in

accordance with the details as approved and shall be completed in all respects before the final completion of the development and thereafter retained.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the surrounding area in the interests of visual amenity and heritage and to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

Soft Landscaping

15. All proposed planting set out within Drawings 7188.01 Rev D, 7188.02 Rev D and 7188.03 Rev D of the Proposed Landscape Management Plan, shall be carried out in accordance with the approved details within the first planting and seeding seasons following the completion of the development. Any trees, plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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 Policy G7 of the adopted Rochdale Core, Policies JP-P1 and JP-G2 of the Places for Everyone Plan and the NPPF.

Tree Works and Bird Nesting Season

16. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a nesting bird survey method statement by a suitably experienced ecologist has been supplied to and agreed in writing by the LPA.

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

Tree Protection

17. No development (including any demolition, site clearance or preparation works) shall take place until the trees that are to be retained within the site have been enclosed with temporary protective fencing and temporary ground protection has been fully installed in full accordance with BS:5837:2012 'Trees in relation to design, demolition and construction' and with the approved Arboricultural Impact Assessment Referenced 22/AIA/ROCH/11 dated December 2022.

The necessary protection measures shall be retained and the Arboricultural Impact Assessment Referenced 22/AIA/ROCH/11 dated December 2022 shall be adhered to throughout the construction phase of the development and no works, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. If any retained tree is removed, uprooted or destroyed or dies (as a consequence of the development), another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

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

Construction Management Plan

18. Prior to the commencement of the development, a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the Council, as Local Planning Authority, which for the avoidance of doubt should include:

- ☐ Display of an emergency contact number;
- ☐ Details of Wheel Washing;
- ☐ Dust Management Plan;
- ☐ Compound locations where relevant;
- ☐ Location, removal and recycling of waste;
- ☐ Routing strategy, vehicular access point, vehicular activity associated with construction and swept path analysis; and,
- ☐ Parking of construction vehicles and staff.

The development shall be carried out in accordance with the approved construction management plan throughout the construction period.

Reason: To safeguard the amenities of nearby residents and businesses, highway safety and air quality, pursuant to policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for Pre-commencement Condition: Construction/clearance works on-site have the potential to impact residential health and amenity, and the natural environment/habitats from the initial stages. Appropriate safeguards should therefore be put in place prior to works starting.

Crime Impact Statement

19. The development hereby approved shall be designed and constructed in accordance with the recommendations and specifications set out in sections 3 and 4 of Crime Impact Statement, ref.2022/0092/CIS/01, Version A dated 22.04.22, unless otherwise agreed in writing by the Local Planning Authority, and the agreed measures shall be retained and maintained thereafter.

Reason: In the interests of crime prevention and community safety, having regard to Core Strategy Policy and the National Planning policy Framework.

Noise

20. The development hereby approved shall be implemented in accordance with Section 5 (Recommendations for Noise Mitigation) of the submitted Noise Impact Assessment (NIA) prepared by Azymuth Acoustics UK referenced Z52388 to achieve the following internal and external noise levels:
- i. 35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
 - ii. 30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;

- iii. 35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- iv. 40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times;
- v. Noise in external amenity areas shall not exceed 58dB(A).

Prior to first occupation, a scheme of validation, identifying a representative sample of plots shall be submitted to and approved by the Local Planning Authority. Thereafter, and prior to occupation of the identified sample plots, a validation report(s) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to safeguard the amenities of the area and to prevent nuisance arising in accordance with Places for Everyone Plan Policy JP-P1, Core Strategy Polics G9 and DM1, and the NPPF.

BIODIVERSITY NET GAIN

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

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

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

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because this application was submitted before Biodiversity Net Gain (BNG) became mandatory on 12 February 2024 and for that reason the proposed development is exempt from providing mandatory BNG.

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 reminded that, under the Wild Mammal (Protection) Act 1996 it is an offence to inflict unnecessary suffering to wild mammals. Planning consent does not provide a defence against prosecution under this act.

