

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00215/OUT	Claire Ringwood	4 th July 2023

Address: Land Off Arcon Close (rear Of 55-71 Willows Lane) Milnrow

Proposal: Outline application (including details of access, layout and scale) for the erection of 3 detached bungalows (re-submission of 22/01298/OUT)

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	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: LA DATE: 07.07.23

SITE

The application relates to a previously green area of land accessed via Arcon Close.

The site is surrounded by residential properties, sharing its boundary with the rear gardens of properties along Willows Lane and Heatley Road. The site appears to have been used as additional garden area for the residential properties within Arcon Close but it has now been cleared.

PROPOSAL

The application seeks outline planning permission considering matters of access, layout and scale and is for the erection of three, two bedroom detached bungalows. The intention is to provide dwellings suitable for people with limited mobility or wheelchair users, although they would also be suitable for individuals without disabilities. Each bungalow provides two bedrooms, a combine living, dining and kitchen, a bathroom and an entrance hall.

The site would be accessed via the existing access from Arcon Close. Six parking spaces are to be provided with a minimum of two electric vehicle charging points. Parking spaces will be larger than standard spaces for ease of use by residents with limited mobility.

Bin storage is proposed close to the entrance of the site.

The materials would consist of brick, interlocking tiles, UPVC windows and doors, timber fencing. The application form refers to tarmac road, concrete paving flags to paths and car parking areas.

Matters of appearance and landscaping are reserved for future consideration.

PLANS AND INFORMATION SUBMITTED

Drawing No: H473-02 – Location Plan

Design and Access Statement

Technical Note by SCP ref: LB/230015/TN01 Rev B – 24 February 2023

Received 2nd March 2023

Drawing No: H473-01-A – Proposals

Biodiversity Metric 3.1 Habitat Condition Assessment

Preliminary Ecological Appraisal by JCA Limited Arboricultural & Ecological Consultants, Ref: 19583/EG, Date of Report 20/03/2023

Received 20th March 2023

Drawing No: H473-01-B – Proposals

Received 26th June 2023

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – July 2021

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places

C3 Delivering the right type of housing

SO3 Improving design, image and quality of place

P3 Improving design of new development

SO4 Promoting a greener environment

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 and land stability

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

SD1 Delivering sustainable development

DM1 General Development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

22/01298/OUT - Outline application (including details of access, layout and scale) for the erection of 3 detached bungalows. Withdrawn 06/01/2023.

79/D09600 – 70 flats 6 houses and one bungalow with car parking facilities. Permitted.

CONSULTATION RESPONSES

HIGHWAYS

This application is very similar to the previous application (22/01298) for this site which we did not support and the access and internal layout, with the exception of the addition of a bin store, are unchanged.

The proposed access into the site is via Arcon Close which is not an adopted highway. The maximum number of dwellings to be served by an un-adopted highway is five and currently Arcon Close far exceeds that number.

The proposed access from Arcon Close is very narrow and does not meet the Council's standards for a private access road in terms of width. This width cannot support two-way traffic and cannot accommodate access for larger vehicles during the construction period or servicing vehicles afterwards. This application now includes a bin storage area close to Arcon Close as service vehicles will not be able to enter the site. Although the bin store is within an acceptable distance for collection it would appear that two of the proposed dwellings are above the distance residents are expected to take their refuse for collection.

The proposed access road into the development runs alongside an existing private driveway which creates junction proximity and vehicular conflict issues.

The narrow access does not include any segregated footway so pedestrians and vehicles may come into conflict especially at the pinch point close to its junction with Arcon Close which is a road safety concern.

As with the previous application, we cannot support this re-submitted application because of the sub-standard access and poor servicing arrangements.

Updated comments following discussions with the applicant and the submission of amended plan, Drawing No: H473-01-B:

I can confirm the access now meets the minimum requirements for access at a development of this type. We have no further sustainable highways objections.

GREATER MANCHESTER FIRE AND RESCUE SERVICE

The above proposal should meet the requirements for Fire Service access.

The Fire Service requires vehicular access for a fire appliance to within 45m of **all** points within the dwellings.

The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes. Additionally if the access road is more than 20m long a turning circle, hammerhead, or other turning point for fire appliances will be required. The maximum length of any cul-de-sac network should be 250m.

There should be a suitable fire hydrant within 165m of the furthest dwelling.

The Fire Service strongly supports the installation of domestic sprinkler systems as a positive measure to protect persons. At a small cost occupants' can be given the reassurance of a high level of protection. All developers should positively consider the viability of installing domestic sprinkler systems. The access requirements for a dwelling fitted with an approved sprinkler system can deviate from the required standard detailed above, further consultation will be required.

UNITED UTILITIES

We request a sustainable surface water drainage scheme and a foul water drainage scheme is conditioned along with a sustainable drainage management and maintenance plan for the lifetime of the development.

[Officer Note: A full copy of this letter has been provided to the applicant].

Environmental Health – Land Contamination

Request a preliminary risk assessment is carried out.

Drainage and Flooding

The note saying "*provide drain channel*", implies that the Applicant expects to drain the road to the public (UU) sewer without having demonstrated that a more sustainable drainage solution can be achieved, by the installation of permeable paving or by provision of a soakaway. The Applicant should not assume that UU and the Planning Authority will accept direct connection of access road drainage to public sewer. When re-developing a site, one expects standards to meet new standards:- a permeable driveway is required, unless other sustainable drainage for the driveway is provided.

The screenshot of the UU sewers show that there is a foul sewer (brown linetype) and a SW drain (blue linetype) on the SW of the site. The Applicant will need to make an application to UU to agree connections.



Fig 1. Screenshot of UU sewers.
Blue = SW and Brown = Foul Sewer

A condition for details of a sustainable surface water drainage scheme is required.

ECOLOGY

The interim guidance from defra is that where sites are cleared prior to survey you take the habitats present before the clearance as the baseline if the clearance occurs after January 2020 (if I remember rightly).

You could therefore legitimately request all the trees that were felled prior to the ecologist surveying the site being added back in to the assessment. Based on the photographs of the stumps they would have been classed as small trees and appear to have been non-native so the condition would likely be regarded moderate. This would then increase the baseline value of the site.

I note however that despite the site being cleared the BNG summary records the site as having 0.14ha of modified grassland in good condition which is the majority if not all the grassland visible on aerials given the site is only around 0.15ha and does not include some bare ground. They also include an urban tree element of 0.08ha equivalent to moderate sized trees which likely equates to the two remaining trees. Therefore the only shortfall is the trees already removed. Which can be counted off the aerial and the size class calculated from the stumps. Small is any tree under 30cm, medium 30-90.

I note also that no post development site value has been calculated. Given the bungalows will have gardens this will need to be added in and likely counter any additional value caused by the addition of some small trees.

TREES

No comment at the time of writing.

REPRESENTATIONS

Letters of notification were sent to all surrounding properties. Two letters of representation have been received in regards to:

- ☐ Hours of construction would need to be controlled if permission is granted;
- ☐ What site security will be in place if work is carried out;
- ☐ Concerns over any further 'digging down' or levelling to the rear of neighbouring gardens;
- ☐ Where will site traffic park with the least disruption to residents;
- ☐ Firmly against any building work, a car park would be helpful but no buildings as it back onto immediate view from property.

ANALYSIS

Principle of Development

The application form refers to the site as extended residential garden land that is currently vacant. It is not clear from the information submitted how the site was used but Google Earth images show a grassed area with planting and a number of planters. The site could therefore be considered to represent a 'greenfield' site as allotment sites are excluded from the definition of 'previously developed land' as per the definition in Annex 2 of the NPPF.

Policy C1 of the Core Strategy outlines that the Council will promote the reuse and regeneration of vacant and underused previously developed sites and focus only on sustainable greenfield sites which provide the best access to a range of services, jobs and facilities and have limited impact on green infrastructure and amenity.

The latest published information suggests that the Council can demonstrate more than a six year supply of housing land based on the Core Strategy target however, this does not preclude the promotion of sustainable development where this can assist in delivering additional housing to meet local needs.

As such, the principle of development of a greenfield site such as this in the urban area for residential purposes can be acceptable however, this factor must be balanced against all other material considerations, as outlined below. The development of under-used greenfield and backland sites can help to make more efficient use of land within the urban area however, proposals require careful consideration to ensure the development is appropriate, there is no loss of amenity for existing residents, that there are proper means of access and parking and that adequate space can be retained between new and existing dwellings. Sensitive design and good landscaping are also key considerations, to ensure that new buildings fit successfully into existing sites.

On the basis that the proposal would make a valuable contribution to housing supply within the Borough, whilst being in a sustainable location within reasonable proximity to local amenities and public transport facilities, it is considered that the principle of development is therefore acceptable in accordance with saved Policy G/D/1 of the Rochdale Unitary Development Plan, Strategic Policies C1, C3 and SD1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework in respect of housing supply and sustainability.

Layout and Scale

Planning Guidance refers to matters of scale and layout as:

Scale – the height, width and length of each building proposed within the development in relation to its surroundings.

Layout – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

Policy DM1 of the Council's Core Strategy requires all development proposals, including changes of use of land and buildings, extensions and alterations, to demonstrate that they are of a high quality design and take the opportunity to enhance the quality of the area. Policy P3 of the Core Strategy acknowledges that good design will improve the image and attractiveness of the borough as a place to live, work and visit. This policy requires all new developments to adhere to high quality design and enhance the borough's identity and sense of place, by respecting

context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.

In addition, Core Strategy Policy C3 requires a high standard of development and layout that produces attractive places. Furthermore, Paragraph 127 of the National Planning Policy Framework states that planning decisions should ensure that developments are sympathetic to local character and visually attractive as a result of good architecture, layout and effective landscaping.

The proposed development would see the erection of three detached bungalows, two on the western side of the site, and one on the eastern.

It is acknowledged that the site is an area surrounded by predominantly two storey residential properties, including both semi-detached and residential flats. However, a uniform style is seen throughout these properties, particularly on Arcon Close and Heatley Road. On Willows Lane, the properties are typical red brick semi-detached dwellinghouses which share characteristics with the larger residential development to the north of the site.

It is noted that the proposed development would have an impact on the immediate area and represent a significant change; notably, the provision of detached bungalows would be at odds with the prevailing two-storey character of the surrounding area. However, the site would be set behind existing residential properties, and would be largely un-viewable from the streetscene.

The height of the development in relation to its surroundings is noted, but it is considered that the scale of the development is not unreasonable within the setting. The indicative plans show that the proposed development of three bungalows can be satisfactorily accommodated on the site with ample space for private gardens. On this basis the application is considered to accord with Core Strategy policies P3 and DM1 and the NPPF.

Residential Amenity

Paragraph 131 of the National Planning Policy Framework advises that planning decisions should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments *"should be carefully designed to protect the amenity of the occupants of adjoining properties."*

Space Standards & Privacy

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

By reason of the siting and nature of the proposed development in conjunction with the other properties on site, Officers consider that the proposal would not result on an undue loss of privacy, outlook or light to any neighbouring properties.

Occupier Amenity

The Nationally Described Space Standards (NDSS) is a technical standards document produced to ensure internal space within new dwellings is suitable for application across all tenures. Table 1 of this document sets out the minimum gross

internal floor area requirements for dwellings, and setting out the requirements for dwellings which include a variety of room numbers, bed spaces and storeys.

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	Built-in storage
2	3p	61sqm	2.0sqm

In assessing this application, it is noted that no details on the intended number of occupants have been submitted. However, due to the sizing of the proposed units it is likely that each could accommodate up to three individuals.

Each unit would provide approximately 90sqm of internal floorspace. The proposed residential units would meet the requirements of the Nationally Described Space Standards. Whilst it is noted that no built in storage is provided, adequate additional space is available and Officers therefore consider that the occupier amenity would be satisfactory. The proposal would provide adequate light and outlook for all habitable rooms.

Furthermore, each bungalow would be provided with an adequate level of private amenity space to the rear.

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

Highways

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

Planning Guidance refers to matters of access as:

Access - the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

Access to the site would be via Arcon Close which is not an adopted highway. In line with the Council's guidance, the maximum number of dwellinghouses to be served by an un-adopted highway is five, and currently Arcon Close far exceeds that number. However, this would not warrant refusal alone.

The applicant has submitted a Technical Note to address previous Highway concerns and amendments have been made to the access into the site.

Vehicular access to the proposed development is provided in the same location as the existing access along Arcon Close however, the access has been widened

following the submission of an amended plan Drawing No: H473-01-B. The gates will be removed and the section of the access road between Arcon Close and the main internal site will be retained (although extended) as existing and operate on a shared surface basis. Within the main area of the site the access road has been widened from the previous scheme to 4.5m and a footway has been provided on the northern side of the access, although this stops inside the site due to the limited space close to the entrance of the site.

The Council's Highways Officer has been in discussion with the applicant and has reviewed the amended plan above. White road markings are now proposed within the site to ensure existing vehicles give way to oncoming traffic entering the site from Arcon Close. The Highways Officer has confirmed the access width now meets the minimum requirements for access at a development of this type and there are no highways objections.

The application now includes a bin storage area close to the entrance of the site which is acceptable in regards to the distance residents are expected to take their refuse for collection.

The access road into the development runs alongside an existing private driveway with 1 Arcon Close. As the width of the access road has been widened the previous concern relating to vehicular conflicts has been overcome. Although the pedestrian footway introduced within the site stops short of the access, the white markings and the widened access also overcome previous concerns relating to road safety.

As such, the matter of 'access' is now considered acceptable as it is now wide enough to accommodate larger service vehicles during and post construction and would provide sufficient pedestrian access to the proposed development, which is in accordance with policy T2 of the adopted Rochdale Core Strategy.

Drainage and Flooding

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

The application has been reviewed by the Council's Lead Drainage Officer who raised no objection to the proposal on the basis that the applicant provides further information regarding proposed drainage schemes (secure by way of a pre-commencement condition). United Utilities have also made detailed comments as noted above with recommended conditions however, further information in the form of an indicative foul and surface water drainage strategy for the site is required. These matters can be adequately addressed by way of suitably worded conditions.

With the suggested conditions in mind, Officers consider that the proposed development would accord with policy G8 of the adopted Rochdale Core Strategy.

Contamination

Policy G9 requires that any risks associated with contaminated land are identified and addressed prior to development. In addition, the borough has been subjected to past coal mining activity, which has left a legacy. It is therefore important that ground conditions are fully considered by developers as part of new development proposals and, where necessary, appropriate remedial measures must be set out and implemented to address any issues of unstable land and ensure safety and stability of new development.

Paragraph 174 of the NPPF states that planning decisions should contribute to and enhance the local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability, and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Consultation has been carried out with the Council's Public Protection Officer who suggests that prior to commencement of the development a preliminary risk assessment must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. Where the investigation and risk assessment identify potential unacceptable risks, remedial action should be carried out prior to development in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority. Subject to an appropriate condition and subsequent actions in respect of the above, the requirements of Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework in relation to land contamination would have been satisfied.

Trees and Ecology

Policy G6 establishes that development should protect and improve green spaces and where trees are to be removed they should be replaced at a ratio of 2:1. Policy G7 of the Core Strategy requires developments to protect existing biodiversity including trees and vegetation. The NPPF also requires the planning system to contribute to and enhance the natural and local environment.

Whilst landscaping is reserved, it would seem that the site has been cleared of any trees, hedges and vegetation although it is not clear how many trees, and what species, were removed. The submitted plans indicate that 11 new trees will be planted although this is a reduction from the previous application which indicated 13 trees. No other landscaping details have been provided however, this matter can be dealt with by way of a landscaping condition which includes replacement tree planting and a biodiversity enhancement condition.

A Preliminary Ecological Appraisal has been submitted which states that the felled trees must be replaced on a three-to-one basis, that hedgerows removed are replaced on a like-for-like basis, a landscaping plan should be devised which incorporates native species with known benefits to wildlife common in the area, a re-survey is highly recommended between April to October when vegetation is more readily identifiable, and a Biodiversity Enhancement Plan must be designed pre-construction. This matter can be dealt with by way of a condition.

Officers are satisfied that the proposed development would therefore have an acceptable impact on trees and ecology subject to relevant conditions and would accord with Policy G6 and G7 of the adopted Rochdale Core Strategy.

RECOMMENDATION

GRANT subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
 - (a) The expiration of three years from the date of this permission; or

(b) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The approval of the Local Planning Authority shall be sought in respect of the following matters before the development is commenced: (external appearance and landscaping).

Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

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

Drawing No: H473-02 – Location Plan
Received 2nd March 2023

Drawing No: H473-01-B – Proposals
Received 26th June 2023

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

4. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

5. No dwelling hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

Reason: In the interests of road safety in accordance with Policies T2 and DM1 of the Rochdale Core Strategy.

6. No dwelling hereby approved shall be occupied until the roads/private drive serving it have been provided in accordance with the approved drawings to the satisfaction of the Local Planning Authority.

Reason: In the interests of road and pedestrian safety in accordance with Policies T2 and DM1 of the Rochdale Core Strategy.

7. The dwelling(s) hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

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

8. Notwithstanding the approved drawings, the development hereby permitted shall not be occupied until details of refuse and recycling 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 policies T2 and DM1 of the Rochdale Core Strategy.

9. No development shall take place (including any demolition) until a Construction Method Statement (CMS), has been submitted to, and approved in writing by the Local Planning Authority, which shall include the following:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding;
- v) measures for the protection of the natural environment from accidental spillages, dust and debris including dedicated protection measures (including high visibility fencing) for the retained trees during and after construction;
- vi) a lighting plan designed to direct any temporary lighting away from the retained trees and hedgerow during and after construction.
- vii) hours of construction, including deliveries (which should not take place outside of the hours of 08:00-18:00 Monday to Friday and 09:00-14:00 Saturday, with no work taking place on Sundays or Bank Holidays).

The development shall be carried out in accordance with the approved CMS.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Policies DM1, T2, G7, G8 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of nearby residents prior to commencement of any building or engineering works on site.

10. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs

on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

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

11. Notwithstanding the details shown on the approved plans, prior to first occupation of the dwellings hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species (including native trees and hedgerows), planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy G6 of the Rochdale Core Strategy.

12. No development shall commence on site (including demolition or preparatory works) until details of a Biodiversity Enhancement Plan are submitted to and approved in writing by the Local Planning Authority. The scheme will provide opportunities for local wildlife and aim to retain or enhance LBAP priority habitats, to ensure the development does not have a significant detrimental impact on local or national wildlife populations. The BEP shall include a programme for implementation and ongoing maintenance. The Biodiversity Enhancement Plan shall thereafter be implemented and adhered to in accordance with the agreed programme.

Reason: Details are required prior to commencement as insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 174 of the NPPF (2021), Policy G7 of the Rochdale Core Strategy, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

13. Prior to first occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and

b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

14. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. United Utilities may request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable before a surface water connection to the public sewer is acceptable.

The drainage scheme shall include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge to public sewer agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); the rate should match the existing predevelopment greenfield runoff rate from the site, or 5l/s, whichever is the larger value.
- (iii) Mitigation measures to manage the risk of sewer surcharge, if UU Developer Services advise that this is necessary.
- (iv) Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD. Foul and surface water shall drain on separate systems at least to the point of discharge from the site, in accordance with Building Control Part H Drainage requirements.
- (v) The background calculations of the MicroDrainage® model or any other software or calculations that are used for the drainage design.
- (vi) Construction details for permeable paving including sub-base details e.g. cross-section, if this type of paving forms part of the sustainable drainage system.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted

Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

15. No development shall take place until an investigation and risk assessment has been submitted to and nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - human health;
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes;
 - adjoining land;
 - groundwaters and surface waters;
 - ecological systems;
 - archaeological sites and ancient monuments; and
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in accordance with the approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: To prevent pollution of the environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policies G8 and G9 of the Core Strategy and the National Planning Policy Framework.

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

16. Notwithstanding the provisions of Part 1, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Class A (enlargement, improvement or other alteration), Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof), Class D (erection or construction of a porch outside any external door) or Class E (building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse) shall be carried out within the curtilage of the dwelling without express planning permission from the Local Planning Authority.

Reason: Due to the constrained nature of the site and as unrestricted development could harm the amenities of neighbouring properties through overlooking or being overbearing and harm the appearance of the main house and the area in general and should therefore be controlled in

accordance with Policy DM1 of the Core Strategy and the National Planning Policy Framework.

Procedure Statement

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

Notes for Applicant:

INFORMATIVE:

United Utilities

The applicant is advised to refer to the advice given by United Utilities dated 25th April 2023.

Report Author Claire Ringwood