

APPLICATION NUMBER: 24/00125/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00125/FUL	Nick Brookman	14 May 2025

DETERMINATION DATE

16 May 2025 (Extension of Time)

Address: Land at 83 Fielding Street, Middleton, M24 6BG

Proposal: Erection of four No. one bedroom, self-contained apartments together with the creation of 4 new parking spaces and bin storage area

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

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

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	Y

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	Yes
	Pre-commencement conditions agreed (or notification period expired)?	Yes

RECOMMENDATION	GRANT
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CHECKED AND SIGNED OFF BY: LA DATE: 15/05/25

SITE

The application site relates to the existing car parking area associated with the parking areas for 83-87 Fielding Street which is a former two storey detached office building that now benefits from the conversion into 6 apartments under application 21/00975/FUL.

The site is bound to the north by Clough Road with residential properties on the northern and southern sides. Fielding Street lies to the east with further residential properties occupying the eastern side of the street. To the south and west is the application site for 15/00494/OUT and 21/01628/REM for up to 49 dwellings.

A small wrought iron fence bounds the northern and western boundaries on Clough Road and Fielding Street whilst a larger grey palisade fencing spans the entire western boundary.

The application site is approximately 1.2km north of Middleton town Centre and within the defined urban area.

PROPOSAL

Planning permission is sought for the erection of four No. one bedroom, self-contained apartments together with the creation of 4 new parking spaces and bin storage area.

The building would be two storey and would be constructed of k render and dark grey UPVC windows. The side elevations would not incorporate any window and door openings with all fenestration being positioned on the front and rear elevations.

RELEVANT PLANNING POLICY

National Guidance

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

Local

Adopted Rochdale Core Strategy (CS):

DM1 General development requirements

SO2 Creating successful and healthy communities

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

SO3 Improving Design, image and quality of place

- P1 Improving Image
- P3 Improving design of new development

SO4 Promoting a greener environment

- G1 Tackling and adapting to climate change
- G2 Energy and new development

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

SO5 Improving accessibility and delivering sustainable transport

T2 Improving Accessibility

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

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

Places for Everyone Joint Development Plan (PfE)

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

- JP-S1 Sustainable Development
- JP-S4 Flood Risk and the Water Environment
- JP-H1 Scale, Distribution and Phasing of New Housing Development
- JP-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-C5 Streets for All
- JP-C6 Walking and Cycling
- JP-C8 Transport Requirements of New Development

RELEVANT SITE AND NEIGHBOURING HISTORY

Application Reference	Description	Decision / Date
21/01628/REM	Submission of reserved matters pursuant to outline planning permission 15/00494/OUT relating to access, appearance, landscaping, layout and scale for the erection of 43 dwellings (re-submission 21/00059/RE	24 May 2023
21/00975/FUL	Change of use from offices (Use Class E) to 6 no. dwellings (Use Class C3) with application of render to northeast facing elevation, alterations to fenestration on all elevations and replacement boundary treatments	22 October 2021
15/00494/OUT	Outline permission for the erection of 49 dwellings (all matters reserved)	18 December 2018

CONSULTATION RESPONSES

Highways and Engineering

The site is semi-sustainable and as such 100% parking across the site is deemed adequate and Highways have no new road safety concerns as a result of the proposed development.

No objection.

United Utilities

United Utilities first response highlighted that the development was directly over an existing sewer infrastructure. Discussions since that first response have led to evidence being provided showing that the asset investigated has been accurately located and the applicant has confirmed is to not have any live connections to it. UU have therefore removed their objection to this application and the applicant is encouraged to engage further with United Utilities to carry out the abandonment under a Section 116 application.

No objection subject to condition.

Lead Local Flood Authority/Drainage

The LLFA previously objected but drainage matters have now been addressed subject to condition.

Tree Officer

No objection.

REPRESENTATIONS

Letters of notification were sent to the occupiers of surrounding buildings on 8 March 2024. In addition, x1 site notice was displayed adjacent to the application site on 2 September 2024.

The following comments are considered in the relevant sections within the analysis section below but **four** representations were received which raised the following comments:

- ❑ Lack of detailed drawings.
- ❑ Overshadowing concerns that would create overlooking and overbearing impacts and detrimental impact on privacy.
- ❑ Landscaping concerns regarding the proposed silver birch trees.
- ❑ Concerns on conditions of previous planning permission not being implemented and despite being reported to Planning Enforcement, no action has been taken.
- ❑ The existing access is poor.
- ❑ Proposed additional parking would interfere with amenity in terms of light, noise and air pollution.
- ❑ Landownership concerns.
- ❑ Car parking concerns.
- ❑ Anti-social behaviour.

ANALYSIS

Principle of Development

The application seeks permission for the erection of a two storey apartment building in this reasonably sustainable location just north of Middleton Town Centre. The site lies within the defined urban area where Policy G/D/1 of the UDP seeks to concentrate development.

CS Policy C1 sets out that, inter alia, in the south of Rochdale Borough (which includes the township of Middleton), the opportunity to provide new housing in sustainable locations will be maximised. Housing should be located in key economic growth areas and/or within town centres.

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.

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.

The proposal for four 1 bedroom flats in a reasonably sustainable location, would assist the Borough in meeting its housing requirements at an appropriate density on a brownfield site.

As such, the proposal is acceptable in principle and in accordance with adopted Rochdale Core Strategy Policies, C1, C3 and Places for Everyone Policies JP-S1, JP-H2 and JP-H4, as well as the National Planning Policy Framework.

Design and Appearance

Paragraph 131 of the NPPF states that *“the creation of high quality, beautiful and sustainable buildings is fundamental to what the planning and development process should achieve”*. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Additionally, paragraph 139 sets out that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

The National Design Guide (NDG) states that *“The long-standing, fundamental principles for good design are that is 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.

Concerns were raised that the application was not accompanied by detailed drawings but Officers are satisfied that the information submitted in support of the application addressed the validation requirements associated with this type of planning application.

CS Policy P1 sets out that high quality design will be required in all new developments, requiring that under-used land and buildings are re-used and creating people-friendly and safe environments. CS Policy C3 requires new development to adhere to high standards of design, respecting context (scale, density, massing, height, layout) and contributing positively to the townscape. CS Policy DM1 states that all development proposals should be of a high quality design and take the opportunity to enhance the quality of the area.

The proposed building is of no notable standard of design but its construction appears to be based off the neighbouring existing building at 83-87 Fielding Street.

Overall the appearance and character of the surrounding area is mixed with buildings varying in height and architectural style/appearance. The height and massing of the building is appropriate to its location, and it is not significantly taller or inappropriately bulkier than the adjacent or surrounding buildings.

It is noted that there would be limited room for landscaping surrounding the building. However, this is acceptable on balance given the highly urban grain of the surrounding area. Nevertheless, an appropriately worded condition is included that will require the submission of a soft landscaping scheme and its implementation prior to the proposed apartments becoming occupied. The proposed landscaping scheme will help to mitigate any perceived impact upon biodiversity and to contribute to urban greening/biodiversity net gain.

In terms of materiality, the proposed building would be faced with K Render, incorporate a flat roof with aluminium fascias and soffits and include fenestration on the north, east and west elevations. The materials are considered to be appropriate for this area owing to the neighbouring building. This is a site specific circumstance given the existing built environment and it is noted that the proposed development also seeks to incorporate red facing brick in the construction of the proposed entrance and between ground and first floor windows which would assimilate with the surrounding dwellings which are also of brick construction.

The development proposes the use of dark grey UPVC windows however UPVC framing within the vicinity of the application site amongst existing development is white and the insertion of grey UPVC would appear at odds in this context. The use of white UPVC is therefore addressed by condition.

Subject to the submission of full details including material samples, 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 and P3 and DM1 of the adopted Core Strategy, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Occupier and Neighbour Amenity

Policy DM1 of the adopted Core Strategy requires that all development proposals are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents.

Development should not affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy and development should mitigate against any impacts due to noise, dust, light and odour pollution. Policy G9 also requires that sensitive new development such as housing, are not adversely affected by existing sources of pollution such as roads and certain types of industry.

Similarly, Paragraph 135 goes on to state that planning policies and decisions should ensure that developments create places with a high standard of amenity for existing and future users.

The SPD – Guidelines and Standards for Residential Development sets out minimum space standards that should be applied to all new residential development and development which affect existing residential properties. These are:

- ② 21m between directly facing principal windows of habitable rooms, at an upper floor level and 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage;
- ② 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room; and
- ② 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

The SPD advises that where these separation distances cannot be achieved, proposals should be “compatible with the density and character of surrounding development”.

Initially, in this instance, when assessed against the guidelines above, there were significant concerns that the privacy for No.61 Clough Road to the rear would be severely affected by the proposed development. These concerns were raised by neighbouring residents.

In addressing those comments, whilst the rear garden of No.61 Clough Road angles away from the rear elevation of the proposed building, No.61 Clough Road also enjoys a side rear garden which is approximately 9m away from the proposed building. Therefore, views from the 2nd floor proposed bedroom of the apartment furthest north would have uninterrupted views into the private garden of No.61 Clough Road.

A similar concern was deliberated for the rear garden of Plot 46 of the new residential development immediately to the west of the application site as shown by Figure 1 below. This concern stemmed from the fact that the proposed development at its nearest point, is only 2.2m away from the immediate rear boundary.

It is also recognised that the rear elevation of the proposed development would only be sited approximately 13m away from the rear elevations of plot 46 which is 8m less than the intended distance under the SPD. However, the proposed development is not sited directly behind plot 46 and given the orientation of the proposed development which is at an angle to these dwellings, Officers do not consider that despite the non-compliance with the intended privacy and separation distances set out above, the proposed development would not give rise to a detrimental impact of privacy upon this dwelling.

The other three first floor rear elevation windows would serve the first floor landing and the remaining two would serve a bathroom and bedroom in the most northern apartment. The bathroom window in this apartment would be obscure glazed and the bedroom at first floor level in the northern apartment would benefit from two windows. Accordingly, whilst all windows on the rear elevation at first floor level will be obscured glazed and secured by condition, the proposed first floor apartment to the north would not have their outlook affected by a singular obscure glazed window as the future occupier of this apartment would still have an acceptable outlook from their bedroom by the provision of a side elevation window looking out onto Clough Road which does not need to be obscure glazed.

Furthermore, it was presented by a neighbouring resident in commenting on the application that the proposed development would be overbearing. Whilst this point is taken on board, Planning Officers have assessed that plot 46 of the new development and No 61 Clough Road are sited at a higher ground level than the proposed development and this in the opinion of Planning Officers would ensure the proposed development would not appear overbearing. This view is taken into account with the fact that the proposed development is modest and appropriate in scale and would not dominate the surrounding built environment. The proposed development would assimilate well with the character of the area and is not unacceptably overbearing.

It is therefore considered by Planning Officers that whilst the concerns of neighbouring residents were recognised, following correspondence with the agent the design has been revised and previous neighbour amenity concerns have been satisfactorily addressed.

Light

The proposed development is of an acceptable scale and height in comparison to surrounding development. It stands smaller in height than No.61 Clough Road and owing to the topography of the land which rises in favour of the neighbouring property at No.61 Clough Road and the new Plot 46 to the rear, it is not considered that the proposed development would give rise to an unacceptable loss of light for any adjoining neighbouring property.

Occupier Amenity

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. These standards can be found here and any future development must adhere to the space standards: [Technical housing standards – nationally described space standard - GOV.UK \(www.gov.uk\)](https://www.gov.uk/technical-housing-standards)

On assessment of the proposed floor plans, the proposed development does meet NDSS.

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 proposed development does not provide any private outdoor amenity space, however, due to the site's highly sustainable location there are opportunities to access other outdoor public amenity spaces within very close proximity to the site and further afield.

Accordingly, subject to condition, the development is not considered to impact on neighbouring or occupier amenity and the scheme is considered acceptable in accordance with CS Policies G9 and DM1 and the NPPF.

Ecology, Landscaping and Biodiversity Net Gain

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.

PfE Policy JP-G9 seeks to deliver a net enhancement of biodiversity resources through a collective of measures which are broadly aligned with the approach to BNG outlined within the Environment Act (2021), the NPPF and supporting guidance documents. The provisions of the Environment Act in respect of BNG are now a statutory requirement for planning applications and so 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.

The proposed development does not propose to incorporate external residential garden areas or areas of public space and 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.

Nevertheless, the application is still subject to policies PfE Policy JP-G8 and CS Policy G7 insofar as providing a gain or enhancement in biodiversity. Therefore, a condition has been recommended requiring the submission of a scheme of biodiversity enhancements which could include the provision of bat and bird boxes, for example.

There is also scope to introduce a scheme for soft landscaping on the rear banking and therefore, subject to the suggested conditions, there would be no conflict with adopted CS policies G6 and G7, PfE and the NPPF.

Drainage

Policy G8 requires that new development does not lead to any increased form of flooding locally or further downstream, does not impede natural water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flood risk and is itself well protected from flood risk and ensures prudent use of water resources.

Policy JP-S4 (Flood Risk and the Water Environment) of PfE expects developments to manage surface water runoff through sustainable drainage systems and development should achieve greenfield run-off rates unless it is demonstrated to be impracticable.

The site is located within Flood Zone 1, having a less than 1 in 1,000 annual probability of flooding.

Following a revision to the original proposal, United Utilities have removed their original objection subject to the imposition of a condition requiring full details of the arrangements for the disposal of foul and surface water.

Therefore, subject to the suggested conditions, the proposed development would accord with adopted CS policy G8, saved UDP policy EM/7, PfE Policy JP-S4 and the NPPF.

Highways

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.

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.

Paragraph 115 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Concerns were raised during the consultation of this application on the proposed car parking arrangements and the existing access into the site. In addressing these concerns, whilst the proposed development would result in the loss of existing off road parking spaces, a 100% parking provision would remain for the proposed development and the existing apartment building. This would comply with the Council's car parking standards. Highway Services were consulted on this application and they commented that the development would not create any problematic volume of traffic and the site was in a semi-sustainable location with access to the site being satisfactory.

Overall, the development 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 the development is considered acceptable in accordance with CS Policies T2, Policy JP-C8 of PfE and the NPPF.

Land Contamination

Core Strategy Policy G9 requires that any risks arising from contaminated land are identified and that any appropriate actions are taken.

It is noted that the site forms part of an existing residential parking area associated with the adjacent block of apartments but the onus lies with the applicant to demonstrate that the site is safe and suitable for the type of development proposed in accordance with the NPPF.

A Phase 1 Preliminary Risk Assessment has not been submitted in support of this application the submission and the review of such a site specific assessment will be secured by condition.

Any future assessment may conclude that further intrusive ground investigations are required to assess the ground conditions for contamination and should this be the case, the ground investigation should obtain soil samples for contamination analysis and asbestos detection and, where possible, groundwater and surface water samples for contamination analysis.

Therefore, subject to condition, the proposed development is acceptable with regards to CS Policy G9 and the Framework.

Other Matters

A comment received during the consultation of this application set out the following:

"It appears the applicant wishes to extend the boundary of the existing site northwards in the direction of 61 Clough Road and increase the total footprint of their site from what it is currently. The applicant does not own all of the land it is proposing to develop with this application.

The land to the north of the applicant's site is freehold land registered in the name of CC McRae Limited under title number LA61536. I represent CC McRae Limited.

Title number LA61536 covers a triangular-shaped area of land between the proposed development and No. 61 Clough Road. It has been registered in the name of CC McRae Limited since 1983. Parts of this land have been subject to a licence in favour of the owner of No 61 Clough Road since 6 June 1988. Title number LA61536 extends up to the mid point of the former Radclyffe Terrace (which was stopped up by RMBC in/around 1986).

The proposed site plan (Drawing No 2) shows that the applicant wishes to extend their car parking area beyond the mid-point of the former Radclyffe Terrace, which will encroach on land falling within title number LA61536. The mid-point of the former Radclyffe Terrace can clearly be identified on Drawing No 2 and it extends down to the junction with Clough Road.

CC McRae Limited has not given permission for such encroachment onto LA61536 and objects to any attempt by the applicant to move the boundary of their site onto land owned by CC McRae Limited".

Officers can confirm that the site boundaries are not being extended and the proposed development is taking place within the existing site boundaries. Land under Title Plan Number LA61536 is not subject to this application.

It is also acknowledged by Officers that concerns were raised by a neighbouring resident regarding the planting of two silver birch trees as part of the propose development. However, in addressing this comment, no formal landscaping scheme has been proposed at this stage, but such a scheme is to be secured by condition.

Concerns were also raised as to the existing palisade fencing and landscaping to the rear which should have been addressed under a former planning permission. This matter should be brought to the attention of the Council's Planning Enforcement team for Officers to investigate whether a breach of planning control has occurred.

Issues of anti-social behaviour were raised during the consultation of this application but such matters are outside the scope of Planning Legislation and should be brought to the attention of the relevant authority should such circumstances occur.

Conclusion

In summation, the application site is located within a sustainable location and this application is considered to make a positive albeit minor contribution to the housing supply and local economy within the borough. It is therefore considered that subject to the conditions included below, the development as a whole is acceptable and in accordance with the adopted Rochdale Core Strategy, PfE and the NPPF.

RECOMMENDATION

Grant subject to the following conditions:

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

- ☐ Location Plan
- ☐ Proposed Site Plan Drawing No 01 Rev C
- ☐ Proposed Elevations Drawing No 04 Rev B
- ☐ Proposed Floor Plans Drawing No 03 Rev B

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.

3. No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the 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.

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;

- 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 be carried out in accordance with the approved remediation strategy thereafter.

No part of the development shall be occupied until a verification report demonstrating that the approved remediation has been implemented has been 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: Further investigation will be necessary prior to commencement of any building or engineering works on site.

4. 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. The drainage schemes must 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 of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - (v) Foul and surface water shall drain on separate systems.

The approved schemes 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 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 promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

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

5. No above ground works shall commence until samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plans) have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken in accordance with the details as approved and retained as approved thereafter. For the avoidance

of doubt, these details should relate to windows, doors, roof slates and elevation materials.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and 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.

6. No above ground works shall commence until a detailed soft landscaping scheme and full landscaping specification has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall indicate the types and numbers of trees, plants and shrubs to be planted, their distribution and arrangement on the site and those areas to be seeded.

All proposed planting 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.

7. No part of the development hereby permitted shall be occupied until a scheme of biodiversity enhancements has been submitted to and approved in writing by the Local Planning Authority. Such measure shall include, but not be limited to, the provision of bird boxes and bat boxes to be integrated to the fabric of the building hereby approved. The duly approved scheme shall be implemented in full prior to final occupation of the phase of development to which the measures relate and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

8. The development hereby approved shall be constructed to achieve the following internal and external noise levels:
 - 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
 - 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
 - 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
 - 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

Upon completion and prior to occupation of the apartment to which it relates, verification testing must be carried out, submitted and approved in writing by the Local Planning Authority to ensure the internal and external noise levels have been achieved.

Reason: To ensure a satisfactory standard of residential amenity with Policies DM1 and G9 of the Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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 Borough 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 the 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.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Report Author Nick Brookman