

## DELEGATED DECISION CHECKLIST AND REPORT

**APPLICATION NO.**

24/00754/FUL

**CASE OFFICER**

Nick Brookman

**DATE**

19<sup>th</sup> November 2025

### DETERMINATION DATE

26<sup>th</sup> November 2025 (Extension of Time)

**Address:** 37/39 Dale Street and land to the rear, Milnrow, Rochdale, OL16 3NJ.

**Proposal:** Change of use of the second floor of the existing commercial building from Use Class E to 4 self-contained residential apartments (Use Class C3) including the creation of a mezzanine floor and the erection of 4 x 3 bedroom terraced dwellings and 1 detached 3 bedroom dwelling.

|           |                            |   |                       |   |
|-----------|----------------------------|---|-----------------------|---|
| 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?      | N/A |

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

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

|                |                             |
|----------------|-----------------------------|
| RECOMMENDATION | GRANT SUBJECT TO CONDITIONS |
|----------------|-----------------------------|

CHECKED AND SIGNED OFF BY: RG

DATE: 26 November 2025

## **SITE**

The application site relates to the second floor of 37/39 Dale Street and the area of hardstanding to the rear (accessed via Delph Street) in the centre of Milnrow. The building was formerly known as the Milnrow Reform Club and the hardstanding to the rear has been vacant for an extended period of time.

The application site lies within the designated Urban Area and the building is within the Milnrow District Centre. The former Milnrow Reform Club is identified as a non-designated heritage asset for its architectural and historic interest.

The building is currently occupied by several retail/commercial uses comprising of a hairdressers and party/gift shop at ground floor with a beauty studio at first floor. The second floor is vacant but is being used for storage.

The existing building is stone built and 3 storeys high standing under a slate hipped roof.

The land and area of hardstanding to the rear of the building is bound by palisade fencing and is accessed via Delph Street. A number of trees and vegetation bounds the site and the centre of the site is bare ground comprised of a large concrete slab. An electricity substation bounds the site to the north east at the junction with Delph Street and Chapel Gate.

Land immediately to the north of the site is entirely residential with land to the east, south and west comprising of the Milnrow High Street which benefits from a plethora of commercial and retail uses.

## **PROPOSAL**

The application originally sought planning permission for the change of use of the second floor of the existing commercial building 37/39 Dale Street from Use Class E to 4 self-contained residential apartments (Use Class C3) and the erection of 5 x 3 bedroom terraced dwellings and 2 semi-detached 3 bedroom dwellings. However, following concerns raised by Officers relating to the layout and the development comprising an overdevelopment of the plot, significant amendments were made to the scheme.

Accordingly, the application now seeks planning permission for the change of use of the second floor of the existing commercial building at 37/39 Dale Street (and the erection of a mezzanine) from Use Class E to 4 self-contained residential apartments (Use Class C3) and the erection of 4 x 3 bedroom terraced dwellings and 1 detached 3 bedroom dwelling.

The proposed development includes the provision of a new access point into the site from Delph Street leading to the new residential parking area. The development comprising the construction of the new dwellings will be split into 2 blocks with Block 1 being the terraced row of 4 dwellings to the north west of the land to the rear and Block 2 forming the detached dwelling in the east. The car parking area will take the centre of the site.

The new dwellings will be constructed of course pitched stone and will include cast stone window and door surrounds, a cast stone band at soldier course and conservation roof lights to be incorporated into a natural slate tile.

The terraced dwellings will be 3 storeys high with the detached dwelling having 2 storeys.

The proposed access point will be landscaped with new trees and boundary treatments will be a mix of stone and timber fencing.

A new access ramp will be provided as access to the proposed apartments and this will be built to the rear of the building and via the car park. The new access ramp is proposed to be steel framed and be supported off steel posts. Handrails and frames will be clad using corten steel cladding panels throughout with solid handrail guarding.

The remaining part of the development comprises the conversion of the existing second floor of the Former Reform Club to 4 x 2 bedroom apartments facilitated by the construction of a new mezzanine floor.

## **RELEVANT PLANNING POLICY**

### **National Guidance**

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- National Design Guide
- National Model Design Code
- Building for a Healthy Life Toolkit

### **Local**

#### **Adopted Rochdale Core Strategy (CS):**

SD1 Delivering sustainable development  
DM1 General development requirements

### **SO2 Creating successful and healthy communities**

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

### **SO3 Improving Design, image and quality of place**

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  
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  
G/S/1/S/6 Milnrow District Centre

### 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 21<sup>st</sup> 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-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-P2 | Heritage                                                   |
| 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                  |

### **RELEVANT SITE HISTORY**

21/01475/FUL - Change of use of second floor to dance school and function room (sui generis) including addition of handrails on existing ramp access – Approved.

18/00616/FUL – Change of use of part of first floor to four retail units (Class A1) including new window openings in the rear and side elevations - Approved

### **CONSULTATION RESPONSES**

#### Highways

No objection.

#### Environmental Health

No objection subject to condition.

#### Conservation Officer

No objection.

#### Greater Manchester Ecology Unit (GMEU)

No objection subject to condition.

#### Urban Design

No objection subject to condition.

### United Utilities

No objection subject to condition.

### Tree Officer

No comments received.

### Land Contamination Officer

No objection subject to condition.

## **REPRESENTATIONS**

Letters of notification were originally sent to the occupiers of surrounding buildings on 15<sup>th</sup> May 2025 and following the submission of revised drawings, new consultation letters were issued to the same occupiers of surrounding buildings on 15<sup>th</sup> October 2025.

In addition, two site notices were displayed adjacent to the site on the 19<sup>th</sup> May 2025 and 21<sup>st</sup> May 2025 respectively, with an advertisement published in the local press on the 21<sup>st</sup> May 2025.

9 objections were received which raised the following concerns:

1. Increased traffic and lack of car parking.
2. There is Japanese knotweed on site.
3. Impact on bats.
4. Application site incorrectly identified.
5. Neighbours not notified.
6. Land is not fit to build on.

## **ANALYSIS**

### **Principle of Development**

The application seeks permission for the conversion of the 2<sup>nd</sup> floor of the existing building to residential use (facilitated by the construction of a mezzanine) and the construction of 5 new dwellings.

The application site is located within a highly accessible and sustainable location in Milnrow District Centre.

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.

Core Strategy Policy C1 also sets out that all new residential development will be expected to comply with the general Development Management criteria outlined in Policy DM1.

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.

It is notable that the subject building, which is currently vacant at second floor level (save for some storage) presently provides no material economic or social benefit in terms of local employment or sociable use. From a policy perspective, the change of use or loss of this existing use is not concerning. To that end, Paragraph 128 of the NPPF sets out that *“Local Planning Authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:*

- a) Use retail and employment land for homes in areas of high housing demand provided this would not undermine key economic sectors or sites or the vitality and viability of town centres and would be compatible with other policies in this Framework”.*

In this instance, it is considered that the proposal would lead to the provision of much needed and sought after residential accommodation in a highly sustainable location. The proposed apartment units created and new dwellings would assist the Borough in meeting its housing requirements and the proposed development comprises the conversion of an existing building and construction of new dwellings on a brownfield site, with the existing dilapidated land to the rear having a negative impact on the character of the local area.

As such, the proposal is acceptable in principle and in accordance with adopted Rochdale Core Strategy Policies SP3/H, C1 and C3 Places for Everyone Policies JP-S1, JP-H2 and JP-H4, as well as the National Planning Policy Framework.

### **Heritage**

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.

In terms of heritage implications, Milnrow Reform Club is identified as a non-designated heritage asset for its architectural and historic interest. The application site also lies well away from the Butterworth and Newhey Conservation Area which is approximately 375 metres away to the south east. However, the application site does lie 20 metres to the west of 45-47 Dale Street and 49-51 Dale Street, Milnrow which comprises of 4 terraced dwellings all Grade II Listed. All dwellings are constructed of stone and whilst 45-47 Dale Street are 3 storeys in height, 49-51 Dale Street are only two Storeys.

A Heritage Statement accompanies the application and the Council's Conservation Officer was consulted on this application.

On review of the application site against the nearby designated heritage assets it is agreed that there is no meaningful historical or functional relationship between the Application Site and the Grade II Listed Buildings at 45 – 47 and 49 – 51 Dale Street. Historic maps indicate that the site was not connected to their historic plot boundaries, which were tightly defined along Dale Street and oriented towards the street. The Listed Buildings are best understood through their principal elevations, which contribute to the linear historic grain of the street frontage.

There is no direct intervisibility between the Listed Buildings and the Application Site due to the topography of the land, intervening built form, and boundary treatments. The Listed Buildings are not readily experienced in the context of the Application Site, and the site plays a limited role in the appreciation of their architectural or historic interest.

The Application Site, in its current form, makes no meaningful contribution to the significance of the listed buildings at 45 – 47 and 49 – 51 Dale Street. While technically within their wider setting, it does not form part of the aspects of setting that contribute to their significance. With reference to Paragraph 219 of the NPPF, the site's redevelopment would not result in harm to the heritage assets and may provide an opportunity to improve the visual quality of the surrounding townscape.

The Proposed Development introduces buildings of a scale, form, and material palette that respect and respond to the local historic character. The redevelopment of the site with a well-designed residential scheme represents an enhancement to the streetscape and the wider setting of the listed buildings and non-designated heritage asset.

The Council's Conservation Officer has confirmed that the proposed amendments to the scheme are welcomed and would ensure that the development is in keeping with its surroundings.

On this basis, the Proposed Development addresses Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and conforms to Paragraphs 210, 216, and 219 of the NPPF and the relevant local policies contained in the Rochdale Core Strategy and Rochdale Unitary Development Plan.

Overall and subject to condition, the impact on the significance of the designated and non-designated heritage assets would be neutral and the proposed development would conserve the significance of the nearby designated heritage assets.

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

### **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 it is: 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.

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 character of the surrounding area is predominantly mixed use comprising of residential, industrial and commercial properties with buildings varying in height and architectural style/appearance. No extension is proposed to extend the existing floor area of the existing former reform club and the most significant external works comprise the creation of the new dwellings to the rear and north of the application site.

The proposed external works to the existing building comprising the creation of and change of use of the second floor to residential apartments is minimal and are considered to be appropriate in this urban area location given that they reflect the existing architecture of the building. The external development to the existing building will purely comprise of the addition of two conservation style roof lights on the rear north facing roof slope as well as the addition of a new access footbridge from the rear of the premises to provide access and egress for occupants of the apartments. The new access ramp/footbridge is to be steel framed and supported off steel posts. The handrails and frames are to be clad using corten steel cladding panels throughout. Presently only indicative images and elevations have been provided but further detail will be secured through condition.

In terms of the design of the proposed dwellings, it is acknowledged by Officers that the application site to the rear is currently an unoccupied brownfield site in a deteriorated state, detracting from the character of the immediately surrounding residential area. The proposed development will inevitably create active frontages along the surrounding street network, improving sense of safety for pedestrians due to natural surveillance. The proposal will appropriately increase the density of the immediate area.

The dwellings themselves and the layout of the development has changed since initial conception of the scheme. The number of units has been reduced from 7 to 5 and as a result, the proposed development would now positively complement the existing character of the area through its design and appearance. The proposed elevation materials would ensure the development fits in with the character of the existing area and the height and massing of the dwellings is appropriate to its location. The development is not significantly taller or inappropriately bulkier than the adjacent or surrounding terraced dwellings.

The proposed detached dwelling as a corner plot lies in a prominent and elevated location and the junction of Chapel Gate and Delph Street. For that reason this dwelling has been re-designed as a high quality dual frontage property with matching window proportions and detailing.

The proposed boundary treatments to delineate the proposed curtilages are appropriate for the proposed scheme and would not appear out of character for a development of this nature. The proposed boundary treatments appropriately define

the proposed curtilages of all dwellings and their location ensures that an appropriate amount of recreational garden space remains available for each dwelling.

*In addition, paragraph 136 confirms that “trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible”.*

As is discussed further below, the proposed development is also subject to a strong landscaping scheme that would effectively introduce natural screening that does not feel contrived and the landscaping would integrate well with the development as a whole.

Subject to 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 and 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.

### **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.

#### **Privacy**

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

Given the design and layout of the development with particular regard to its orientation, the topography of the wider area and distance from existing dwellings, the space standards here are acceptable. The proposed development would therefore not give rise to concerns with regards to impacts on neighbouring amenity from privacy or overlooking perspectives.

#### **Occupier Amenity**

In terms of occupier amenity, Officers must consider if the proposed development provides both sufficient internal and external space that is proportionate to the size of the dwelling ensuring that any space provided meets the needs and requirements for future occupiers for the lifetime of the development.

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

dwelling 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 review of the submitted proposed floorplans, the proposed development exceeds the minimum requirements set out within the NDSS.

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

With regards to outdoor amenity space for future occupiers of the new dwellings, 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'*.

In addition, the reasonable needs of occupiers would need to be met, and these needs are considered 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 layout, the proposed residential garden areas surrounding the proposed dwellings are appropriate and would clearly provide a proportionate level of outdoor amenity space.

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

## **Noise**

Core Strategy Policy G9 sets out the Council's requirements approach to all forms of pollution including the risk of noise, as they relate to new development.

Paragraph 198 of the NPPF also states that planning policies and decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

The NPPG states that local planning authorities' decision taking should take account of the acoustic environment and in doing so consider: whether or not a significant adverse effect is occurring or likely to occur; whether or not an adverse effect is occurring or likely to occur; and whether or not a good standard of amenity can be achieved.

Paragraph 135 also seeks to ensure that planning decisions create places which promote health and well-being, with a high standard of amenity for existing and future users. Policies DM1 and G9 of the adopted Rochdale Core Strategy seek to ensure that new development is 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 / users, also requiring that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

Whilst the resulting scheme by its very nature would not cause any significant impacts in terms of noise and disturbance, a Noise Impact Assessment (NIA) was submitted with the application. The NIA recognises that the predominant sources of noise for this site are road traffic noise from Dale Street and Chapel Gate as well as noise from commercial units on the ground floor and first floor of the existing building and nearby vicinity.

In terms of external amenity areas relating to the proposed dwellings, the NIA assessed that noise levels were calculated to exceed the recommended guidance for people being seriously annoyed but it was confirmed that the inclusion of boundary treatments around each external amenity area is likely to reduce noise levels by between 5-10 dB(A).

The NIA also recommended that acoustic ventilation is necessary and this should, as a minimum, comply with Building Regulations 2010 Approved Document F1 2021 Means of Ventilation and British Standard BS5925 1991: "Code of Practice for Ventilation Principles and Designing for Natural Ventilation". Acoustic ventilation is only recommended for noise sensitive rooms, which are bedrooms and living/ dining rooms.

Overall, the NIA recommends that the building envelope constructions should be selected to meet the south reduction index values presented in Table 12 and 13 of the NIA. These same tables demonstrate that adequate ventilation can be achieved with passive ventilation.

Environmental Health were consulted on this application and they have no objection with its findings subject to condition.

Accordingly, subject to conditions, the scheme would be considered acceptable in terms of amenity in accordance with Policy G9 and DM1 and the Council's Guidelines and Standards for Residential Development SPD.

### **Ecology and Biodiversity Net Gain**

Core Strategy 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. Core Strategy Policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.

PfE Policy JP-G8 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 measurable 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 measurable net gains.

As of 2<sup>nd</sup> April 2024, BNG of 10% for minor planning applications is mandatory for development in England under Schedule 7A of the Town and Country Planning Act 1990.

The Greater Manchester Ecology Unit (GMEU) were consulted on this application and they have no reason to doubt the findings of the submitted Preliminary Ecological Assessment (PEA). They have requested that all recommendations made within the PEA, including the sensitive lighting scheme, nesting bird checks, and precautionary methods for hedgehogs, should be secured via condition. They have also requested that wherever possible, measures to enhance the site for biodiversity should be secured as part of this planning application, which could include the integration of bat or bird boxes into the proposed buildings as per Section 5.3.3 of the PEA. Again, this will be secured by condition.

GMEU have also advised that the applicant's ecologist has clarified that the bare ground on site is in moderate condition, due to the presence of Japanese rose, an invasive species. This is listed under schedule 9 part 2 of the Wildlife & Countryside Act 1981 (as amended). The applicant is reminded that it is an offence to introduce or cause to grow wild any plant listed under this schedule. The applicant is therefore further reminded that if the species will be disturbed and subsequently spread from the site as a result of the development, a suitably experienced consultant should be employed to advise on how to avoid an offence.

With regard to the nocturnal bat surveys, these were undertaken in accordance with best practice guidelines, and no roosts were identified. As such, the GMEU have confirmed that no further surveys or licencing are required in relation to the building. Nevertheless, as bats are highly mobile creatures a relevant informative is added for the applicants attention.

### BNG

To achieve 10% net gain, the proposed development will require off-site units which will need to be purchased from an off-site provider or implemented offsite.

The GMEU have commented on the proposed BNG Assessment and they note that since original submission, the metric has been updated to show that a loss of 2.74 habitat and 0.01 hedgerow units will be incurred on-site. The submitted BNG Assessment has clarified that the applicant will pursue the use of off-site areas to achieve a 10% gain, and if this is unsuitable, units will be purchased from an off-site habitat bank and the GMEU would have no objection to this.

Subsequent correspondence during the course of the determination of this application has confirmed that the applicant will be purchasing the habitat units from an off-site provider. The applicant will now need to provide information on where the units are being purchased and evidence that they have an agreement to purchase them. This will be required as part of the process when the applicant applies to discharge the statutory biodiversity gain condition.

No condition or legal agreement will therefore be required to control the on-site measures, with no HMMP required for on-site measures to discharge the statutory gain condition. Just the Biodiversity Gain Plan and the final version of the metric will be required.

Accordingly, subject to condition, the scheme is considered to be acceptable in accordance with Core Strategy Policy G6 and G7, PFE Policy JP-G8 and the NPPF.

### Trees

The NPPF recognises the important contribution of trees to the character and quality of urban environments, and their role in mitigating and adapting to climate change. Policy JP-G2 of the adopted PfE identifies trees and woodland as vital elements of the green infrastructure network and key features of urban green spaces, which Policy JP-G8 seek to protect and enhance through conserving and managing existing trees of heritage and/or aesthetic value.

CS Policy G6 requires a replacement planting ratio of at least 2:1 and also sets out provision for enhancing green infrastructure and requires regard to local landscape character and contribute to its conservation or enhancement. Developments should avoid the loss of existing urban greenspace or features e.g. trees unless suitable alternative provision is made, it has limited value and its development or change of use will help meet other sustainability or local regeneration objectives.

CS Policy G7 requires developments to protect existing biodiversity including trees and vegetation.

The application is accompanied by an Arboricultural Impact Assessment and Method Statement which surveyed 16 trees in total. A total of 4 individual trees and 2 tree groups are recommended for removal to facilitate the development, with these falling into category 'C'. These items are of lower/poor quality and can be removed without significantly affecting the visual amenity of the surrounding area.

To accommodate the proposals, it will be necessary to prune one of the retained trees (T1), in order to provide suitable access and working distances and to afford reasonable clearances from the building. Also known as 'access facilitation pruning' this is relevant to T1.

No comments have been received from the Councils appointed Tree Consultee but in the Officers assessment and in accordance with CS Policies G6 and G7, new tree planting and soft landscaping is proposed on site. As identified above, all trees and groups to be removed have been categorised as Category C meaning they therefore carry limited value to the surrounding area. The applicant has proposed the provision of 4 new native trees alongside hedgerow and other soft landscaped planting in the car parking area to the rear of the building. The bulk of vegetation within the application site is of a very limited value with it being currently unmanaged and contributing to the dilapidated appearance of the yard to the rear. It is therefore considered that the proposals would introduce a well-managed landscaped proposal that would be a betterment of the existing circumstances on site and the development would consequently satisfy Policies G6 and G7 of the Core Strategy.

All trees to be retained will need to be subject to an appropriate tree protection plan and a method statement is required to ensure the removal of all proposed trees earmarked for removal is appropriately carried out. Both matters will be secured by condition.

Accordingly, subject to condition, the scheme is considered to be acceptable in accordance with Core Strategy Policy G6 and G7, PfE Policy JP-G8 and the NPPF.

### **Drainage**

CS 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.

United Utilities were also consulted on this application and they raised no objection subject to condition.

Subject to the inclusion of an appropriately worded condition, Officers consider that the development accords with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 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.

A Stage 1 Risk Assessment has been submitted with the application and this has been reviewed by the Council's Land Contamination Officer who agrees with its findings.

Accordingly, it has been confirmed through consultation with the Council's Environmental Protection team that this matter can be dealt with by a suitably worded condition.

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

### **Highways**

The application site is in a very sustainable location and is situated close to public transport routes as well as being within close proximity to Milnrow Village Centre.

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.

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 subject to condition and the development is considered acceptable in accordance with CS Policies T1 and T2, Policy JP-C8 of PfE and the NPPF.

## **Energy and Sustainability**

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.

Places for Everyone Policy JP-S2 sets out expectations for developments to minimise carbon emissions, following the energy hierarchy, and incorporating renewable energy and EV charging. JP-S2 has replaced existing policies within the Rochdale Core Strategy which related to these considerations.

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.

In accordance with Point 5 (d) of PfE Policy JP-S2 there is an expectation that new residential development will, unless it can be demonstrated that it is not practicable or financially viable, achieve energy demand reductions in terms of space heat demand, hot water energy demand and the delivery of on-site energy generation in accordance with table 5.1.

In this instance, the application is not accompanied by an Energy and Sustainability Statement and for that reason, in line with current policy objectives and in the interest of encouraging a transition to a low carbon emission and energy network in accordance with CS Policies G1 and G2 and PfE Policy JP-S2, a condition is imposed to this permission requiring the submission of a renewable energy scheme (including but not limited to) the provision of solar photo-voltaic panels and / or air source heat pumps including details of their siting and appearance.

Accordingly, subject to condition, the proposal would be satisfactory in terms of the objectives of PfE Policy JP-S2 and CS Policies G1 and G2.

## **Conclusion**

The application relates to a previously developed brownfield site.

The proposed development would provide 4 new no. apartments and 5 new dwellings in a highly sustainable location which is accessible via non-car travel modes of transport such as walking, cycling and public transport links.

As a matter of principle, a development of this type and nature is acceptable and accords with the planning framework and wider strategies for the borough.

The proposed development would support a viable redevelopment to provide much needed housing provision to Milnrow and the borough as a whole. It is considered that any perceived harm arising from the loss of this vacant space in this instance is outweighed by bringing the site into a residential use including through diversification of housing choice, job creation and benefits to the local economy via increased expenditure at local businesses. There is a strong link between economic growth, regeneration, and the provision of a range of residential accommodation and it is believed that the proposed development would fulfil that objective without any material harm to the character and function of the area.

As set out in this report, the form and design of the development is considered acceptable for the site given its specific context and character. Careful consideration has been given to the siting, scale and appearance of the development together with potential impacts through the construction phase on nearby residents and businesses to ensure it is high quality, sustainable and minimises any impacts.

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, the proposed development is recommended for approval.

## **RECOMMENDATION**

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

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:

- ② Site Location Plan
- ② Proposed Site Plan Drawing No 21.2683.24B
- ② Proposed Reform Club Elevations and Section Drawing No 21.2683.30A
- ② Proposed Site Sections 3-3 and 4-4 Drawing No 21.2683.32A
- ② Proposed Floor Plans Reform Club – Drawing No 21.2683.29B
- ② Proposed Block 1 Elevations Drawing No 21.2683.26B
- ② Proposed Block 1 Floor Plans Drawing No 21.2683.25B
- ② Proposed Block 2 Elevations Drawing No 21.2683.28C
- ② Proposed Block 2 Floor Plans Drawing No 21.2683.27C
- ② Phase 1 Geo-Environmental Risk Assessment Referenced 240105.PI.01
- ② Preliminary Bat Roost Assessment Report Reference CW20-1421 RPT 001
- ② Nocturnal Bat Survey Report Reference CW20-1421 RPT 003

- ☐ Preliminary Ecological Appraisal Report Reference CW20-1421 RPT 002
- ☐ Biodiversity Net Gain Assessment Referenced CW20-1421 BNG 001
- ☐ Arboricultural Report and Arboricultural Impact Assessment Reference 22292/ME
- ☐ Noise Impact Assessment Report Reference P7826-R1-V2 dated 7<sup>th</sup> November 2024
- ☐ Heritage Statement Dated September 2025
- ☐ Updated Heritage Note Dated 5<sup>th</sup> October 2025

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 above ground works shall take place until samples of all external facing materials 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 retained as approved thereafter. For the avoidance of doubt, these details should relate to windows, doors, roof slates and all 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.

4. 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. The development hereby approved shall not be occupied before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

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 to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

5. No above ground works shall take place until full product details and specifications of the proposed footbridge and pedestrian access ramp for the apartments 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 retained as approved thereafter.

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 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 P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

7. The two proposed rooflights to be inserted onto the rear, north facing roof slope of the Former Reform Club as shown on Drawing No 21.2683.30A hereby approved shall be of a conservation style set flush to the roof slope.

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

8. 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.

9. 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:
  - o human health,
  - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
  - o adjoining land,
  - o groundwaters and surface waters,
  - o ecological systems,
  - o 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.

10. Prior to the commencement of development, in accordance with the recommendation of the submitted Arboricultural Report and Arboricultural Impact Assessment Referenced 22292/ME, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority to demonstrate how all trees proposed for retention can be suitably safeguarded. The Method Statement should also confirm the procedure for all trees to be removed and the use of geotextiles and a no-dig construction methodology where proposed hard surfaces and development may overlap with root protection areas; and how Arboricultural site supervision will be carried out where works are proposed within and immediately adjacent to root protection areas.

Reason: To safeguard the trees and vegetation to be retained.

Reason for Pre-commencement Condition: Construction works on site have the potential to impact trees from the initial stages and therefore need to be protected prior to works starting on site.

11. During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard and as demonstrated in the submitted Arboricultural Impact Assessment Drawing No P.2075.24.T02 Rev B.

Reason: To safeguard the trees to be retained.

12. Prior to the commencement of any earthworks or vegetation clearance, an updated site walkover and assessment shall be completed to establish whether any non-native invasive species are present on site. The results of the assessment shall then be submitted to and approved in writing by the Local Planning Authority. If any non-native invasive species are identified on site, a method statement detailing the eradication or avoidance measures for such invasive species shall be submitted to and agreed in writing to the Local Planning Authority. This statement should include a management plan to avoid the spread of these and include an updated distribution map of the site. The agreed method statement shall be adhered to and implemented in full.

Reason: To eradicate invasive species and protect the biodiversity of the area.

Reason for Pre-commencement Condition: Construction/clearance works on site have the potential to cause the further spread invasive species, which therefore need to be managed sensitively prior to works starting on site.

13. The development shall be carried out in accordance with the mitigating recommendations contained within sections 4.3.2 (Amphibians) and 4.3.10 (Hedgehogs) of the Preliminary Ecological Appraisal Report dated November 2025 and referenced CW20-1421 RPT 002.

Reason: For the conservation of protected species and to safeguard identified protected species which are active within the site in accordance with Policy JP-G8 of the Places for Everyone Plan and the NPPF.

14. No external lighting shall be installed on any part of the development hereby approved or across the site unless and until a detailed scheme for the same has been submitted to and approved in writing by the Local Planning Authority. Any such scheme shall be designed in accordance with section 4.3.9 of the Preliminary Ecological Appraisal Report dated November 2025 and referenced CW20-1421 RPT 002 and any such scheme shall be duly implemented in accordance with the approved details and retained as such thereafter.

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

15. All proposed planting shall be carried out in accordance with the approved details shown on Drawing No 21.2683.24B within the first planting and seeding seasons following the final occupation 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.

16. 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 limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat (including provision of 'Hedgehog Highways') 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.

17. The proposed development must be constructed in line with the requirements of the submitted and approved Noise Impact Assessment Report Referenced P7826-R1-V2 dated 7<sup>th</sup> November 2024 to achieve the following internal 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 7am and 11pm;
- ☐ 45 dB(A) LAmax in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;

No part of the development hereby approved shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved noise insulation and ventilation scheme measures have been implemented to achieve the required maximum noise levels. The noise attenuation and ventilation measures shall be retained as installed thereafter.

Reason: To protect the amenity of future occupiers in accordance with Policy G9 of the Rochdale Core Strategy.

18. No part of the development hereby approved shall be occupied until all vehicle parking spaces have been provided and clearly marked out in accordance with the plans hereby approved. The parking spaces shall be kept available for parking at all times thereafter and shall not be used for any other purpose.

Reason: In order to ensure there is adequate provision for vehicles to be parked and adequate turning and servicing provision clear of the highway in order to comply with Policy T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

19. No above ground works (other than site clearance) shall take place until full details and specifications of a renewable energy or energy saving scheme (consisting of but not limited to) solar photo-voltaic panels including large scale drawings at a scale of not less than 1:50 and / or air source heat pumps including details of their siting and appearance, 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 achieving the objectives of PfE Policy JP-S2 and CS Policies G1 and G2 and in the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-S2 and JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.