

APPLICATION NUMBER: 24/00975/REM

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00975/REM	Nick Brookman	26 th June 2025

DETERMINATION DATE (EXTENSION OF TIME)

4th July 2025

Address: Land at Waterfold Lane, Heywood, BL9 7JY

Proposal: Reserved matters application for appearance and landscaping pursuant to 21/01345/OUT (Outline application (including access, layout and scale) for the erection of 5 no. detached dwellings and associated vehicular access and car parking), including the submission of details to satisfy Conditions 4 (CMP), Condition 5 (Site Access Improvement), Condition 6 (Ecological Impacts), Condition 7 (Amphibian Assessment), Condition 8 (Contamination), Condition 9 (Drainage), Condition 10 (Site Levels) and Condition 11 (Japanese Knotweed).

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?	N

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

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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SITE

The application relates to the privately owned allotment gardens, known as Roach Fold, to the rear of Waterfold Lane in west Heywood. The allotment gardens rise steeply from the rear of the houses fronting on to Waterfold Lane to the open fields which lie beyond the eastern boundary of the allotments. Whilst now partially cleared, the site was previously occupied by a number of structures including sheds and greenhouses, and in some cases more substantial buildings. Remaining land appears to have been used in some cases for the storage of construction materials and various machinery and paraphernalia.

The application site benefits from Outline Planning Permission granted under application 21/01345/OUT which had been reduced in scale from a previous iteration of a proposed development on site (ref. 20/00459/OUT) so that now the approved application site falls fully within the Defined Urban Area, although it does abut the Green Belt at its south easternmost extent. The site follows the natural sloping topography of the land and therefore rises from the north west to south east. The site is accessed via unmade access points between or at the end of the rows of terraced dwellings on Waterfold Lane.

Piecemeal development has taken place in the vicinity of the site which somewhat juxtaposes with the character of the immediate area as a back land site. Detached residential dwellings on St Georges Mount and St Georges Church stand to the north east of the site, albeit with some degree of separation as a result of the positioning of No. 33A Waterfold Lane. To the west of the site are a collection of older, more traditional, semi-detached and terraced houses which front towards the River Roch.

PROPOSAL

Planning permission is sought for reserved matters of appearance and landscaping pursuant to application 21/01345/OUT (Outline application (including access, layout and scale) for the erection of 5 no. detached dwellings and associated vehicular access and car parking), including the submission of details to satisfy Conditions 4 (CMP), Condition 5 (Site Access Improvement), Condition 6 (Ecological Impacts), Condition 7 (Amphibian Assessment), Condition 8 (Contamination), Condition 9 (Drainage), Condition 10 (Site Levels) and Condition 11 (Japanese Knotweed).

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – July 2021
National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (RCS):

SP3/H	The Spatial Strategy for Heywood
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
G6	Enhancing green infrastructure
G7	Increasing the value of biodiversity and geodiversity
G8	Managing water resources and flood risk
G9	Reducing the impact of pollution and land stability
SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility
Appendix 5	Schedule of Parking Standards

Rochdale Unitary Development Plan (UDP):

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

Places for Everyone Joint Development Plan (PfE)

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

JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-H1	Scale, Distribution and Phasing of New Housing Development
JP-H2	Affordability of New Housing
JP-H3	Type, Size and Design and New Housing
JP-H4	Density of New Housing
JP-G6	Urban Green Space
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P1	Sustainable Places
JP-P5	Education, Skills and Knowledge
JP-C1	An Integrated Network
JP-C2	Digital Connectivity
JP-C5	Streets for All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

21/01345/OUT	Outline application (including access, layout and scale) for the erection of 5 no. detached dwellings and associated vehicular access and car parking.
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CONSULTATION RESPONSES

Environmental Health

Environment Mental Health have no objection to the submitted Construction Management Plan.

Greater Manchester Ecology Unit (GMEU)

GMEU have no objection to the application.

Great Crested Newts (gcn)

Condition 7 of the outline permission required an amphibian assessment. An updated ecological appraisal has been provided that includes an assessment of ponds within 500m. Of the two ponds shown on map bases, the nearest was found not to exist with the other over 400m from the development to the south of the East Lancs Railway embankment. There is therefore negligible likelihood of gcn being effected by this development. I am satisfied that condition 7 is discharged and that no further information or measures are required.

Badger

Possible evidence that badger forage across the site was identified. No setts were however present or within 30m of the development. Given the nature of the site and available habitats nearby for sett building it is very unlikely that a sett would be dug on this site, with reasonable avoidance measures sufficing. See below.

Other Protected Species

No evidence of any other protected species was identified or suspected. No further information or measures are required.

Nesting birds

Nesting birds are covered by condition 12 of the outline permission. No further information or measures are required at this time.

Other Wildlife

Rubble and scrub on the site provide potential cover for amphibians and hedgehog, with as noted above badger potentially foraging/crossing the site. I agree with the consultant that reasonable avoidance measures are justified in line with the recommendation within the Arbtech report, which can be conditioned.

Invasive Species

An updated survey and method statement have been provided. Both Himalayan balsam and Japanese knotweed were confirmed as present, with removal a combination of excavation and removal to licensed landfill and follow up spraying, I have no issues with either the survey or method statement. I therefore have no objection to the discharge of the prior to part of condition 11.

Contributing to and Enhancing the Natural Environment

Ten silver birch trees are shown on the proposed site layout as well as ornamental planting, I am satisfied that the soft landscaping is adequate to maintain and enhance the natural environment. No bird or bat boxes are shown on the plans but a recommendation for two bird boxes is made in the Arbtech report which I support.

Condition 6 requires biodiversity mitigation and enhancement plan prior to development. The information provided in my opinion partly discharges the condition with regards the planting schedule with full discharge requiring the location of the proposed bird boxes and any bat boxes.

This information has now been provided and GMEU are satisfied that the bird and bat box proposals are adequate to fully discharge condition 6 with the landscape and biodiversity enhancement proposals to be conditioned.

Land Contamination

The Council's Land Contamination Officer has confirmed that the submitted report is acceptable and it is noted that there is recommendation for further investigation which should be undertaken before the remediation strategy is taken. This can be secured through a condition which is set out below.

Street Lighting

Comments were received from the Council's Lighting Designer who commented that its unclear whether or not the roads, and the roads to the houses, will become adopted highway. If so, then we'll need to review the extent of new highway and provide a lighting design brief to the Developer, so that any proposals and installation meet the requirements of the O&R Street Lighting PFI Specification.

If the roads are to remain privately owned and maintained, then any lighting proposals are to be provided via the planning portal for review. This will be to ensure the lighting would be suitable for its use, and the levels are also suitable and do not provide any light nuisance to existing properties.

The agent confirmed to Planning Officers that the roads are not proposed to be adopted and no street lighting is proposed.

GMP Design

Design for Security are happy to support the proposals subject to condition.

United Utilities

No objection.

LLFA

No objection.

Highways

Highways have no objection to the proposed development subject to condition and Highways have confirmed that the proposals relating to the details of access and Construction Management Plan regarding conditions 4 and 5 of the outline permission are approved.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours and a site notice posted in the vicinity. 1 letter of objection has been received citing the following concerns:

- ☐ The developers have not produced any plans to provide adequate road access and are presumably intending to continue to use the unadopted road.
- ☐ The existing access road has been known to flood and erode.
- ☐ Development will cause nuisance and affect access for emergency services.
- ☐ Extra traffic will compromise highway safety.
- ☐ Waste collection days already cause a nuisance in this area and the problem will be exacerbated by the development.
- ☐ Biodiversity of the area will be impacted.
- ☐ Proposal would not be in keeping of the style, design and appearance of the area.
- ☐ Development would impact upon the visual amenity of the area.

One letter of support was received which stated that '*building houses on this site would make the area more attractive and is only an additional 5 houses*'.

ANALYSIS

Outline Permission

The majority of matters including the principle of residential development for the site and the general layout and scale of the development has been established through the granting of Outline Planning Permission reference 21/01345/OUT. The outline application also accepted that the application is acceptable in respect of residential amenity and access and parking.

This reserved matters application therefore only seeks to provide details for consideration on appearance and landscaping and the submission and approval of details to satisfy Conditions 4 (CMP), Condition 5 (Site Access Improvement), Condition 6 (Ecological Impacts), Condition 7 (Amphibian Assessment), Condition 8 (Contamination), Condition 9 (Drainage), Condition 10 (Site Levels) and Condition 11 (Japanese Knotweed).

Reserved Matters

Appearance

The NPPF is unambiguous in its stance on the importance of design.

Paragraph 131 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places 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. Policy P2 states that the Council will protect and enhance the Borough's character, including the quality of its countryside. New development is required to integrate successfully.

The test for development proposals is therefore not whether they avoid bad design, but that they are achieving good design as contained in the National Design Guide (NDG) and National Model Design Code (NMDC) as well as relevant local plan policies.

Whilst matters of appearance are subject to determination at this stage, indicative elevations were provided at outline stage and it was considered that whilst the site

abuts the Green Belt and the fact that owing to the topography of the site the development would be visible from the surrounding open countryside, the character of the surrounding area adjacent to the development is already established as a result of recent surrounding development and the proposed development would not be unduly harmful.

The proposed development has been designed to be of an appearance that is in keeping with the vernacular character of the local area. As demonstrated within the submitted materials schedule, the use of a high quality and appropriately produced material palette for the majority of the finish to external elevations is a significant contributor in achieving this. The application is accompanied by a materials schedule which sets out the proposed materials and the proposed development will incorporate facing brickwork (Lynemouth Multi with a straw-coloured mortar as well as blue Staffordshire Slate blue smooth facing brick detailing) with brick headers and stonework to cills to match the appearance of existing properties in the vicinity. Roof tiles are to be Marley Edgemere smooth grey with white upvc triple glazing and prefinished oak hardwood doors. Plot C only will also incorporate Weberpral M light beige external render.

The proposed window and door sizes and locations on the proposed dwellings have evidently been considered to provide balanced front and rear elevations of an acceptable proportion and amount.

Overall, the high quality design of the proposed dwellings results in a scheme that supports and emphasises the local vernacular and the proposed materials palette harmonises appropriately with the local built environment. Accordingly, the proposal is considered to be acceptable and in accordance with Policy JP-P1 of the PfE Joint Development Plan, policies DM1 and P1 and P3 of the Rochdale Core Strategy and policies contained within the NPPF.

Landscaping

Trees and Soft Landscaping

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. Policy G6 of the adopted Rochdale Core Strategy 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. Additionally, Policy G7 requires developments to protect existing biodiversity including trees and vegetation.

The proposed development in this instance indicates a strong replacement planting ratio well above 2:1 in line with Policy G6 of the adopted Core Strategy.

GMEU were consulted on the application and confirmed that ten silver birch trees are shown on the proposed site layout as well as ornamental planting and the proposed soft landscaping details are adequate to maintain and enhance the natural environment.

Subject to the inclusion of the conditions, the proposed development is considered to acceptable and would comply with G6 and G7 of the Core Strategy, PfE and the NPPF.

Hard Landscaping and Boundary Treatments

The proposed application site is to be surfaced with tarmacadam with paving proposed around the entire perimeter of each dwelling in a path format leading from the tarmacadam driveway areas. The proposed materials, including the amount and scale of their siting around the perimeter of the proposed dwellings are appropriate for the proposed development.

Whilst the proposed brick wall and brick pier boundary running along the western boundary of the site from plot 1 to plot 2 would introduce a prominent boundary treatment, the use of red and blue brick with sandstone coping on the brick piers would ensure the boundary treatment would assimilate well with the proposed dwellings. The use of a brick boundary treatment is a much less harsher material than the use of a long span of timber fencing. The implementation of the adjacent soft landscaping scheme comprising of the proposed boundary hedges will also help soften the overall appearance of all hard landscaping across the scheme.

Overall, the proposal is considered to be acceptable, and in accordance with Policy JP-P1 of the PfE Joint Development Plan, policies DM1 and P1 and P3 of the Rochdale Core Strategy and policies contained within the NPPF.

Other Analysis

Ecology

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. CS 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 192 b) to achieve demonstrable net gain for biodiversity.

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

Whilst the approval of reserved matters are not within the scope of statutory biodiversity net gain as they are not themselves a grant of planning permission, the

application is still subject to policies PfE Policy JP-G8 and CS Policy G7 insofar as providing a gain or enhancement in biodiversity.

In its current pre-developed state, the application site is unremarkable. The Greater Manchester Ecology Unit were consulted on this application and they have not raised any objections on ecological grounds subject to condition.

Possible evidence that badger forage across the site was identified but no setts were however present on site or within 30m of the development. Given the nature of the site and available habitats nearby for sett building, it is very unlikely that a sett would be dug on this site with reasonable avoidance measures sufficing in this instance. The submitted survey provided confirmation that there was no evidence of any other protected species on site and no further information or measures are required. However, rubble and scrub on the site does provide potential cover for amphibians and hedgehog with as previously noted, scope for badgers to potentially forage/cross the site. For this reason, reasonable avoidance measures are justified in line with the recommendations provided within the submitted Ecological Appraisal and this is conditioned accordingly.

Condition 6 (Biodiversity Enhancements) and Condition 12 (Nesting Birds) were covered within the approval of the outline permission. This application seeks to discharge condition 6 and the GMEU have confirmed that the submitted details are acceptable.

Subject to condition it is considered that the proposed development would accord with adopted CS policy G7, PfE Policy JP-G8 and the NPPF.

Drainage

Core Strategy 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 demonstrates to be impracticable.

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

A detailed drainage scheme was required by Condition 9 of the outline permission and this application seeks to discharge this condition. The LLFA and United Utilities were also consulted on this application and following the submission of amended details neither the LLFA or United Utilities have any objection.

Both consultees have confirmed that further to review of the submitted Proposed Site Plan (Drawing No M24-04-102C, Rev C, dated 30/05/2025) which shows a clearance of 3m is achieved between the existing public sewer and the proposed buildings, and also the previously submitted Flood Risk & Drainage Impact Assessment document (Referenced 2025-016, dated 17/03/2025) which shows the surface water drainage connecting to the public surface water sewer at 3.5 l/s, the proposals are acceptable in principle.

Therefore, the development accords with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of PfE and the NPPF.

COMPLIANCE WITH OUTLINE PLANNING CONDITIONS

The applicant is reminded of the requirement to comply with the Conditions contained within the outline application 21/01345/OUT. The applicant has also applied for the discharge of several conditions attached to the outline planning permission and these are set out below.

Condition 4 – This application seeks the discharge of Condition 4 and Condition 4 of the outline permission required the submission of a Construction Management Plan prior to the commencement of development. Both the Highways Officer and Environmental Health team were consulted on this document and they raised no objection to the details set out within it subject to compliance during the course of the construction period.

Condition 5 – This application seeks the discharge of Condition 5 and Condition 5 of the outline permission required no development to take place until a scheme for the improvement of the unmade site access surfaces had been suited to and approved by the LPA. The Highways Officer was consulted on this and they confirmed that the submitted details are approved.

Condition 6 - This application seeks the discharge of Condition 6 and Condition 6 of the outline permission required the submission of a Biodiversity Mitigation and Enhancement Plan including but not limited to the provision of bird and/or bat boxes/brick and measures to compensate for the loss of habitats on site. GMEU were consulted on this application and have confirmed that the submitted details are approved. As such, the submitted details are approved.

Condition 7 - This application seeks the discharge of Condition 7 and Condition 7 of the outline permission required the submission of an amphibian assessment. An updated ecological appraisal has been provided that includes an assessment of ponds within 500m. Of the two ponds shown on map bases, the nearest was found not to exist with the other over 400m from the development to the south of the East Lancs Railway embankment. There is therefore negligible likelihood of Great Crested Newt being affected by this development. GMEU were consulted on the proposed development, and they have confirmed that they are satisfied that the details submitted to discharge condition 7. As such the submitted details are approved and that no further information or measures are required.

Condition 8 – This application seeks the discharge of Condition 8 and Condition 8 of the outline permission required the submission of investigation and risk assessment of the site. Consultation has been carried out with the Council's Public Protection / Land Contamination Officer who has confirmed that the submitted Phase I/II Contaminated Land Site Assessment is approved but it is noted that there is recommendation for further investigation works which should be undertaken before the remediation strategy is undertaken. The submitted details are therefore approved subject to an appropriate condition and subsequent action in respect of the above. The requirements of Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework in relation to land contamination are satisfied.

Condition 9 – This application seeks the discharge of Condition 9 and Condition 9 of the outline permission required the submission of a sustainable surface water drainage scheme and a foul water drainage scheme. Both the LLFA and United Utilities were consulted on this application and following the submission of amended

information, they have no objection to the proposed development. As such the submitted details are approved.

Condition 10 – Condition 10 set out that ‘No development shall take place until finished floor levels for the proposed buildings and proposed site levels relative to agreed offsite datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details. The submitted proposed site plan referenced M24-04-102 demonstrates that proposed site levels relative to the sites surroundings and the site levels are considered acceptable. The proposed levels would not give rise to undue detriment on neighbouring amenity by way of being too overbearing or negatively impactful on privacy currently enjoyed by neighbouring properties. The submitted details are approved.

Condition 11 - This application also seeks the discharge of Condition 11 and Condition 11 of the outline permission required the submission of a detailed method statement for the removal or long term management/eradication of Himalayan Balsam on the site or any other invasive plant species identified through further ecological survey work. This application is accompanied by an updated survey and method statement which confirms that both Himalayan Balsam and Japanese Knotweed were confirmed as being present on site with the removal of such species being a combination of excavation and removal of this to a licensed landfill with follow up spraying. GMEU were consulted on the proposed methodology and they have confirmed that they have no issues with either the survey or method statement. As such, the submitted details are approved.

RECOMMENDATION

GRANT subject to the following conditions:

1. This approval relates to the following plans and documents:
 - ☐ Location Plan Drawing No 2024/004/100
 - ☐ Material Schedule
 - ☐ Proposed Site Plan with Drainage Details Drawing No M24-04-102C Rev C
 - ☐ Proposed Site Section and Street Scene Drawing No M24-04-104a Rev A
 - ☐ Proposed Elevations Drawing No 2024/004/103A Rev A
 - ☐ Proposed Site Plan with Access Details Drawing No M24-04-109
 - ☐ Proposed Landscaping Plan Drawing No M24-004-105A Rev A
 - ☐ Boundary Treatment Plan Drawing No M24-04-106
 - ☐ Construction Management Plan Referenced M24-04 CMP dated 29.09.24
 - ☐ Phase I / II Contaminated Land Assessment Referenced 24/1516A.1
 - ☐ Invasive Non-Native Plant Species Survey Referenced JK24-9565-SR-240603
 - ☐ Preliminary Ecological Appraisal and Roost Assessment

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, Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

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

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

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

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy thereafter. Prior to the first use or occupation of the approved development, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

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

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

3. The development shall be carried out in accordance with the precautionary working methods recommended within the approved Preliminary Ecological Appraisal and Roost Assessment and these measures shall be carried out at all times throughout the entire course of the development.

Reason: In order to minimise potential risk to protected species and 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.

4. All proposed planting set out within Proposed Landscaping Plan Drawing No M24-004-105A Rev A 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.

5. No above ground works (other than site clearance or site preparation) shall take place until such time as details of the proposed hardstanding / paving have been submitted to and approved in writing by the Local Planning Authority. Any submission shall include details of the proposed surfacing materials and construction details including a cross section showing the sub-base makeup.

The hardstanding shall be installed prior to the first use or occupation of the approved development thereafter.

Reason: In the interest of ensuring a satisfactory visual appearance and in the interest of ensuring the satisfactory drainage of surface water in accordance with Policies P3, G8 and DM1 of the adopted Rochdale Core Strategy, Policies JP-S4 and 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 approval of reserved matters are not within the scope of biodiversity net gain as they are not a grant of planning permission.

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