APPLICATION NUMBER: 19/01309/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/01309/FUL	Michael Atkinson-Smith	31 January 2020

Address: Land to Side and Rear of 10 and 12 Broadhalgh Road Rochdale OL11 5NJ

Proposal: Erection of two detached dwellings including extension of existing driveway and provision of parking for no. 12 Broadhalgh Road

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

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

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

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

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

RECOMMENDATION	GRANT

CHECKED AND SIGNED OFF BY: AT **DATE: 31.01.2020**

SITE

The application relates to a site assembled from shortening the extended rear garden areas of Nos. 10 and 12 Broadhalgh Road. The access would be through the existing driveway of No. 12 Broadhalgh Road which is in the applicant's ownership. Aerial photography records indicate that until recently the site was densely vegetated including large mature trees, although at the time of the Case Officer's site visit the site had been completely cleared of vegetation. There is an approximate 2m drop in levels across the site from north to south, with the drop in level continuing beyond the site to the south. The main development site is bounded to the north by Nos. 17-23 Chester Avenue, to the east and south by Nos. 14 and 16 York Avenue, and to the west by Nos. 10 and 12 Broadhalgh Road. No. 14 Broadhalgh Road stands to the north of the shared driveway that would provide the access. The area is low density residential in character with early to mid C20th semi-detached and detached dwellings being the prevailing form of development.

PROPOSAL

Planning permission is sought for the erection of a pair of identical five bedroomed dwellings that would be of double storey height with habitable roof space. The principal elevations would face westward and the ridge lines of the dual pitched roofs would align north-south. Each dwelling would include a projecting gable feature to the front which would be finished at first floor level with a rendered coating to contract with the brickwork finish of the remainder of the dwellings. A shared driveway leading past the side of No. 12 Broadhalgh Road would be provided, with two dedicated parking spaces provided for each new dwelling. Two parking spaces to serve the existing dwelling at No. 12 Broadhalgh Road would be provided to the rear of that dwelling in advance of an automatic gate that would secure the two proposed dwellings. The existing driveway layout to the side and front of No. 12 Broadhalgh Road would be modified to accommodate the increased access requirements. The shortened gardens of Nos. 10 and 12 Broadhalgh Road would be secured with new hedge planting and a 2m high close boarded timber fence would be erected around the site perimeter and between the proposed new dwellings. Indicative initial landscaping proposals have been provided.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019
National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO2	**Creating successful and healthy communities**
C1	Delivering the right amount of housing in the right places
C3	Delivering the right type of housing
SO3	**Improving design, image and quality of place**
P3	Improving design of new development
SO4	**Promoting a greener environment**
G6	Enhancing green infrastructure
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

DM1 General development requirements
SD1 Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

EM/7 Development and Flood Risk
EM/8 Protection of Surface and Ground Water

Supplementary Planning Documents (SPD):
Guidelines and Standards for Residential Development (June 2016)

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Highways and Engineering - The proposed parking provision for the existing property and proposed development meets maximum standards, this is ideal for a development of this size and nature. The access to the proposed dwellings should be a minimum of 4.1m to allow two vehicle's to pass each other; without maintaining this width vehicles will come into conflict and be unable to pass. (See 7.1 of the Manual for Streets). An access below 4.1m is likely to require vehicles to reverse back onto the highway, the design of the proposed development should resolve this concern and allow vehicles to pass one another without conflict and exit the proposed site in a forward gear. A development of this size and nature will create no significant impact upon the existing local network capacity. Rochdale Borough Councils Highways Service has no concerns regarding refuse collection from this location. This application will not impact upon the highways layout. Existing highways drainage will not change as a result of this development. No public right of way will be obstructed by this development. The proposed access should be amended to meet allow two standards vehicles to pass. Rochdale Borough Councils Highways Service has no concerns upon the applicant addressing this issue.

Greater Manchester Ecology Unit (Trees) - The impact on trees that would arise from the implementation of the above development would be relatively minor. I would offer no overall objections to the application on arboriculture grounds providing that the advice given in the Report of 'Forest and Tree Consulting' dated 4/12/19 for the protection of retained trees is required to be implemented in full by means of a Condition placed on any permission which may be granted to the scheme.

Lead Local Flood Authority/Drainage – **Summary:** The Drainage Officer is in agreement with the drainage strategy, which will be developed at the detailed design stage. In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

Public Protection (Environment) - The supplied report and recommendations are acceptable and I can recommend discharge subject to the usual planning requirements.

United Utilities - **Summary:** Following our review of the submitted Flood Risk Assessment, we can confirm the proposals are acceptable in principle to United Utilities and therefore should planning permission be granted we request that the drainage for the development shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (Revision 0, Dated October 2019) which was prepared by T J Booth. No surface water will be permitted to drain directly or indirectly into the public sewer. Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details. This is to ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding. Foul and surface water shall be drained on separate systems to secure proper drainage and to manage the risk of flooding and pollution.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for Adoption and United Utilities' Asset Standards. The detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as drainage design can be a key determining factor of site levels and layout. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. We therefore recommend the Local Planning Authority include a condition in their Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development. If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for. Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction. Should this planning application be approved the applicant should contact United Utilities regarding a potential water supply or connection to public sewers.

REPRESENTATIONS

Letters of notification were sent to surrounding residents and five unique letters of objection were received citing the following concerns:

- The scale of the proposed development would change the character of the area and represents an overdevelopment of the plot.
    - *Case Officer's Response: Addressed in the Analysis section.*

- The northern dwelling would be sited only 1.6m from the rear garden boundaries of the corresponding dwellings on Chester Avenue.
    - *Case Officer's Response: Addressed in the Analysis section.*

- The utilisation of a single driveway to serve three dwellings presents road safety issues in respect of the potential for leaving the driveway in reverse gear / access would be difficult for large vehicles.
    - *Case Officer's Response: Addressed in the Analysis section.*

- No parking provision has been made for visitors so on-street parking will increase.
    - *Case Officer's Response: Addressed in the Analysis section.*

- The manoeuvring of an increased number of vehicles could give rise to noise and disturbance for surrounding occupiers.
    - *Case Officer's Response: Addressed in the Analysis section.*

- External lighting could give rise to nuisance for surrounding occupiers.
    - *Case Officer's Response: No external lighting has been proposed. Any subsequently installed external lighting commensurate with a residential use is highly unlikely to result in a significant level of nuisance.*

- Side facing windows should be obscure glazed and non-opening to prevent overlooking and loss of privacy.
    - *Case Officer's Response: Addressed in the Analysis section.*

- Unfenced boundary areas should be fenced in line with the proposed fencing elsewhere on site.
    - *Case Officer's Response: A Close boarded timber fence as indicated on drawing no. G274-001 is proposed around the side and rear boundaries of the proposed dwellings.*

- The proximity of the dwellings to the site boundaries will cause overshadowing and loss of light to the corresponding properties and garden areas. This would be reduced through a hipped roof design.
    - *Case Officer's Response: Addressed in the Analysis section.*

- The area is unsuitable for a soakaway system for drainage.
    - *Case Officer's Response: Addressed in the Analysis section.*

- The increased number of refuse bins will block the pavement.
    - *Case Officer's Response: The increase in numbers of waste bins left out on collection day would not be so significant to warrant a refusal of planning permission.*

- The scale of the development would warrant the removal of permitted development rights.
    - *Case Officer's Response: Addressed in the Analysis section.*

- The developer has already removed all trees from the site with no consultation with surrounding residents.
    - *Case Officer's Response: The trees previously on site were not covered by a Tree Preservation Order, nor were they in a conservation area. The applicant was therefore able to remove the trees without the consent of the Council. A full planting and landscaping scheme to be agreed and secured through condition will ensure satisfactory mitigation for the loss of trees.*

- No detail is provided on the plans in respect of the treatment of the front boundary.
    - *Case Officer's Response: No changes are proposed to the existing front boundary treatment of No. 12 Broadhalgh.*
- The dwellings would be excessive in height and out of proportion with the surrounding built form.
    - *Case Officer's Response: Addressed in the Analysis section.*

- The position of windows and proximity to the boundaries will result in loss of privacy for surrounding occupiers.

- *Case Officer's Response: Addressed in the Analysis section.*

- No. 10 and 12 Broadhalgh Road would have smaller gardens than at present.
  - *Case Officer's Response: The remaining rear garden sizes of Nos. 10 and 12 Broadhalgh Road would be consistent with the majority of properties in the surrounding area.*

- The removal of the previous detached garage has opened up the site from Broadhalgh Road to the detriment of surrounding occupiers.
  - *Case Officer's Response: The proposed development will rectify this situation.*

- Disruption would occur for surrounding residents during the construction process.
  - *Case Officer's Response: Disruption during construction is not a material planning consideration for a development of this scale and nature.*

TOWNSHIP / MEMBER COMMENTS

Verbal representation was received from Councillor Angela Smith in response to a request to call up the application, although this was received outside of the call up period.

ANALYSIS

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside.

Annexe 2 of the National Planning Policy Framework defines 'previously developed land' as land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes, amongst others, land in built-up areas such as private residential gardens. The site would therefore be considered to comprise previously un-developed, or greenfield, land. Policy C1 of the Core Strategy outlines that the Council will promote the reuse and regeneration of vacant and underused previously developed sites and focus only on sustainable greenfield sites which provide the best access to a range of services, jobs and facilities and have limited impact on green infrastructure and amenity. The application is well located in respect of public transport provision and access to jobs and services and the impacts on green infrastructure are limited.

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

As such, the principle of development of a greenfield site such as this in the urban area for residential purposes need not be unacceptable; however, this factor must be balanced against all other material considerations, as outlined below. The development of under-used greenfield and backland sites can help to make more efficient use of land within the urban area, however, proposals involving the

development of residential gardens require careful consideration to ensure the development is appropriate, there is no loss of amenity for existing residents, that there are proper means of access and parking and that adequate space can be retained between new and existing dwellings. Sensitive design and good landscaping are also key considerations, to ensure that new buildings fit successfully into existing sites.

On the basis that the proposal would make a valuable contribution to housing supply within the borough, whilst being in a sustainable location within reasonable proximity to local amenities and public transport facilities, it is considered that the principle of development is therefore acceptable in accordance with Core Strategy polies C1, C3 and SD1, saved UDP policy G/D/1 and the NPPF.

Design, Layout and Visual Appearance

The proposed dwellings would be of two storey height but with a habitable roof void to provide three floors of living accommodation. The overall height of the dwellings is, however, largely consistent with the surrounding built form. Due to the land height differential, the southernmost dwelling would appear taller than its neighbour to the south at No. 16 York Avenue but this would be little noticed from public vantage points and, in any case, this in itself is not inherently unacceptable depending on the context.

The proposed materials finish is considered to be acceptable and it is noted that mixed materials are used in the construction of surrounding dwellings. Fenestration detailing including amount, spacing and proportion is acceptable. Some care in providing architectural detailing to add visual interest to the relatively large dwellings has been noted.

The proposed dwellings, by virtue of their position, would have little visual impact on Broadhalgh Road. The removal of the vegetated strip to the front side of the existing driveway at No. 12 Broadhalgh Road to facilitate vehicular access is unfortunate but not of sufficient detrimental impact to warrant a refusal of planning permission.

The proposed layout of the dwellings and indicative hard and soft landscaping scheme is acceptable. The gates to secure the development would be set well back from the highway and proposed boundary treatments and landscaping raise no concerns in respect of design and visual appearance. Hedgerow planting would ensure appropriate and adequate treatment of the new rear boundaries created of Nos. 10 and 12 Broadhalgh Road.

Therefore, subject to the suggested conditions in respect of boundary treatments, landscaping and materials, the proposed dwellings are considered to be compatible with their surroundings in terms of scale, massing, height, position and design detailing and as such would comply with the requirements of Core Strategy policies P3, C3, G6 & DM1 and the NPPF. Amongst other things, these require developments to be sympathetic to local character and visually attractive as a result of good architecture, layout and effective landscaping.

Impact on Residential Amenity

The Council's adopted Supplementary Planning Document '*Guidelines and Standards for Residential Development*' (2016) contains a number of guidelines and requirements for the design and layout of new housing in order to preserve the amenity standards for surrounding residents. Included within the above document are the expected space standards for new residential development.

In respect of the rear elevations of the proposed dwellings, the separation distances to the boundary shared with No. 14 York Avenue would be 12m in respect of the northern dwelling and 13m in respect of the southern dwelling. Both are in excess of the minimum separation distance outlined in the SPD. Removal of permitted development rights in respect of two storey rear extensions and rear dormers is, however, recommended on the basis that any two storey extension would likely result in a breach of the 10.5m minimum separation distance and a rear dormer with habitable room windows would result in a cumulative impact of excessive sense of being overlooked, including from at height.

A minimum separation distance of 30m would result between the closest parts of the principal elevations of the proposed dwellings and the rear elevations of Nos. 10-12 Broadhalgh Road which is acceptable and in accordance with the SPD. The minimum remaining rear garden length of Nos. 10 and 12 Broadhalgh Road would be 15m which is more than sufficient amenity space for the occupiers of these dwellings. Sufficient outdoor amenity space would also be afforded to the occupiers of the proposed dwellings.

The northernmost dwelling would stand 16.75m from the conservatory of No. 21 Chester Avenue and 23.25m from the two storey rear elevation of No. 19 Chester Avenue. These distances would be in excess of the 14m minimum separation distance contained within the SPD. It is noted that neighbour objections have been received in respect of overshadowing and loss of outlook but a refusal reason cannot be raised on this basis given the accordance with the SPD. It is noted that retained trees and vegetation within the affected gardens already reduce light through to these garden areas and dwellinghouses. The side elevation of the northernmost dwelling will be within 1.25m of the rear boundaries of Nos. 19 and 21 York Avenue but this is not in itself considered to be harmful to the use and amenity of the dwellings or gardens. Utilisation of a hipped roof design would have reduced the impact on these dwellings but given the accordance with the SPD it would not be reasonable or necessary to require such an amendment given the roof void is designed to provide habitable accommodation.

The slab of the southernmost dwelling would be approximately 1m high than that of the neighbouring dwelling and conditions have been recommended in respect of boundary treatments and levels to the side to ensure appropriate siting of the boundary treatment to reduce undue amenity impacts for the occupiers of No. 16 York Avenue. A ground floor side window is present in the side elevation of this dwelling which would undoubtedly be affected by the erection of the southernmost dwelling but as a secondary window to the room it serves, a sustainable refusal reason cannot be raised in this respect. It is not considered necessary to remove permitted development rights for side windows at first floor level in the proposed dwellings given that they would in any event be required to be obscure glazed and non-opening to a height of 1.7m above internal floor level.

Therefore, for the reasons outlined above, it is considered, on balance, that the proposed development would provide a satisfactory standard of residential amenity for the future occupiers of the development whilst adequately protecting the residential amenity of surrounding occupiers. On this basis, the application is considered to accord with Core Strategy policy DM1, the Supplementary Planning Document 'Guidelines and Standards for Residential Development (2016) and the National Planning Policy Framework.

Highways, Parking & Access

The site would be accessed through the existing driveway at No. 12 Broadhalgh Road which is in the applicant's ownership and which would be widened to facilitate easier access for the increased potential number of vehicles using it. The Council's

Highways Officer notes that the driveway would not be wide enough for its full length for two vehicles to pass which would lead to vehicles potentially having to reverse onto the highway in reverse gear. It is noted however, that the capacity for vehicles associated with No. 12 Broadhalgh Road to enter or leave in forward gear would remain unchanged, as is the case with any other dwelling. An assessment of parking during the Case Officer's site visit indicated that the vast majority of residents on Broadhalgh Road do indeed already reverse from their driveways onto the highway. Vehicles associated with the proposed dwellings would be provided with sufficient manoeuvrability to both enter and leave in forward gear. Given the scale of development, the likelihood of a vehicle meeting another on the driveway is considered to be low, and in such circumstances the driver leaving the site could reasonably be expected to wait until the other vehicle had entered.

Two parking spaces have each been provided for No. 12 Broadhalgh Road and the proposed dwellings which is ideal for such a development. On-street parking may be utilised by visitors but there is not at present an over dominance of parked cars in general on this stretch of Broadhalgh Road and is therefore acceptable. A development of this size and nature will create no significant impact upon the existing local network capacity and the proposals will not impact upon the highways layout. Existing highways drainage will not change as a result of this development.

Whilst the concerns of the Highways Officer are noted, a sustainable refusal reason cannot be raised in respect of road safety due to vehicles reversing onto the highway given that this is characteristic of the area and in any case the number of vehicles required to make this manoeuvre would be consistent with the present number. Therefore, on balance, the proposed parking and access arrangements are considered to be acceptable and in accordance with the relevant parts of adopted Rochdale Core Strategy policies T2 and DM1, the SPD and the National Planning Policy Framework.

Arboricultural and Ecological Impacts

Policy G6 of the adopted Core Strategy expects development proposals affecting green infrastructure to avoid the loss of existing features such as trees unless suitable alternative provision is made or they have limited value. Core Strategy Policy G7 advises that no development should result in a net loss of biodiversity. At the time of application the site had been cleared for development, but it is clear from photographic records that the site was previously well vegetated and included large mature trees.

Whilst the loss of onsite trees prior to the submission of the application is unfortunate, the trees previously on site were not covered by a Tree Preservation Order, nor were they in a conservation area and the applicant was therefore free to remove the trees. A full planting and landscaping scheme to be agreed and secured through condition is recommended to ensure satisfactory mitigation for the loss of trees. Native hedgerow planting should be utilised as part of any agreed landscaping scheme to ensure no net loss in biodiversity. The Greater Manchester Ecology Unit have raised no overall objections to the application on arboriculture grounds providing that the advice given in the Report of 'Forest and Tree Consulting' dated 4/12/19 for the protection of retained trees is required to be implemented in full by means condition. Subject to the suggested condition in respect of planting and landscaping, the proposed development is therefore considered to be satisfactory in respect of the requirements of Core Strategy policies G6 and G7 and the National Planning Policy Framework.

Drainage and Flood Risk

Policy G8 of the Core Strategy sets out the Council's strategy for managing water resources and flood risk more effectively in the interests of public safety, protecting property and infrastructure and the conservation of the natural environment. Saved UDP policies EM/7 and EM/8 are also relevant. The NPPF also establishes that inappropriate development in areas at risk at flooding should be avoided and that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. The site falls within Flood Zone 1 and is therefore at a low risk of flooding (less than 1 in 1000 or 0.1% annual probability of river or sea flooding in any year). The site is therefore suitable for residential development in this respect, subject to appropriate wastewater and surface water disposal to reduce the risks of flooding or aquatic pollution elsewhere.

The application is supported by a Drainage Strategy Report (Revision 0, dated October 2019) by TJ Booth Associates, which outlines that surface water including roof run off will drain to soakaways which the permeable ground is suitable for and that foul water will discharge via 100dia systems to the existing combined sewer manhole behind No. 12 Broadhalgh Road. The proposed drainage strategy has been assessed as satisfactory to both the Lead Local Flood Authority and United Utilities, subject to detailed design and compliance with the suggested conditions.

Therefore, subject to an acceptable detailed drainage scheme that includes ongoing maintenance proposals being submitted to and approved by the Local Planning Authority, the requirements of Policy G8 of the Core Strategy, saved UDP policies EM/7 and EM/8 and the National Planning Policy Framework will have been met.

Land Contamination

Core Strategy Policy G9 states that the Council will ensure that any risks arising from contaminated land or land instability are identified, and that any appropriate actions to address these risks are taken, prior to development taking place.

Consultation has been carried out with the Council's Public Protection Officer who is satisfied with the findings and recommendations contained within the submitted Phase I and II Environmental Audit by TJ Booth associates, report ref. rep-tjba-grieves-10-12 broadhalgh rd-phs 1&2 enviro-250919.docx dated 29th October 2019. The report notes that ash/clinker was noted on site which, although relatively inert, is a known source of metal and PAH contamination. The report recommends that this should be removed from landscaping areas. A method statement detailing the remediation strategy of this known contaminant from soft landscaped areas should be secured through condition to ensure the ground conditions of the site are suitable for its end use.

Subject to the suggested condition and actions in respect of the above, the requirements of Core Strategy policy G9 and the National Planning Policy Framework in respect of contaminated land will have been met.

RECOMMENDATION

GRANT subject to the following conditions:

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

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

2. This permission relates to the following plans:-

   - Drawing No. G274-001 Proposals (Including Location Plan)

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

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

3. Notwithstanding any detail shown on the approved plans or provided with the application submission, no development shall take place until a scheme for the discharge of foul and surface water from the site (including surface water from hard landscaped areas and parking area), has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance, shall be accompanied by evidence of an assessment of the site conditions and shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. For the avoidance of doubt, foul and surface water shall be drained on separate systems. Details of how the drainage scheme will be maintained and managed after completion shall be provided. The duly approved scheme shall be implemented prior to first occupation of the development hereby permitted and retained as such thereafter.

   Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, policy EM/7 of the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

   Reason for pre-commencement condition: No drainage information has been submitted. 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.

4. No development shall take place until a detailed method statement for the removal of ash/clinker as identified in the submitted Phase I and II Environmental Audit by TJ Booth associates (report ref. rep-tjba-grieves-10-12 broadhalgh rd-phs 1&2 enviro-250919.docx dated 29th October 2019) has been submitted to and approved in writing by the Local Planning Authority. The method statement shall be prepared by competent persons and a written report submitted to and approved in writing by the Local Planning Authority before any development takes place.

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

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

Reason for pre-commencement condition: To ensure that further contamination of the intended soft landscaping areas does not occur during any building or engineering operations on site.

5. No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period. The Arboricultural Method Statement contained within the submitted Arboricultural Impact Assessment by Forest & Tree Consulting dated 4th December 2019 shall be adhered to at all times.

   Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

   Reason for pre-commencement condition: Protection measures for retained trees are required to be in place prior to commencement of any works on site to ensure no damage is caused.

6. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

   Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy P3 of the Core Strategy and the requirements of the National Planning Policy Framework.

7. No part of the development shall be occupied until a detailed specification for the design and construction of the associated driveway and parking areas, including detail of the surface water drainage strategy and surfacing materials, has been submitted to and approved in writing by the Local Planning Authority. The driveway and parking areas shown on the approved plans shall be constructed in accordance with the duly approved details before the associated dwelling is first occupied, and shall be retained thereafter for their intended purpose.

   Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of highway safety and the free flow of traffic and to ensure the suitable disposal of surface water in order to comply with the requirements of policies T2, DM1 and G8 of the adopted Rochdale Core Strategy.

8. No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens, gates or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

9. (a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works. For the avoidance of doubt, detailed section drawings / indication of levels shall be provided for the southern site boundary fencing where it adjoins No. 16 York Avenue.

   (b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

   (c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

   Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to protect the amenity of the occupiers of No. 16 York Avenue and in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwellings hereby approved shall not be altered or extended under Schedule 2, Part 1 Class A of the above order, insofar as it relates to permitted development rights for two storey rear extensions, unless planning permission has been granted for such works on application to the Local Planning Authority.

    Reason: In the interest of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwellings hereby approved shall not be altered or extended under Schedule 2, Part 1 Class B, of the above Order unless planning permission has been granted for such works on application to the Local Planning Authority.

    Reason: In the interest of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

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.

Notes for Applicant:

Report Author Michael Atkinson-Smith