APPLICATION NUMBER: 19/00822/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00822/FUL	Michael Atkinson-Smith	27 February 2020

Address: Saxonside 113 Windermere Road Middleton M24 5WF

Proposal: Change of use and conversion of former residential care home to a mix of A1 and D1 uses comprising a doctor's surgery, children's nursery, dentist and pharmacy, including alterations to front, side and rear elevations, formation of car parking areas to front and rear and children's play area to rear of proposed nursery.

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?**	Y
	Neighbour comments received?	N

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

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

RECOMMENDATION	GRANT

CHECKED AND SIGNED OFF BY: AT **DATE: 06.03.2020**

SITE

The application relates to a vacant single and two storey brick building known as Saxonside on Windermere Road, within the Langley Estate, Middleton. The building is situated directly opposite the junction with Langdale Drive and was formerly used as a Council owned residential care home (until March 2010). To the south of the site is a doctor's surgery, although the prevailing character is residential with dwellings backing onto the site to the north, east and south.

The building has three main sections, the main central two storey section runs parallel to the highway of Windermere Road and the eastern wing, also two storey runs perpendicular to the central section. Both these sections have traditional pitched roof designs. To the west is a single storey section which also has a pitched roof design. A conservatory extension was added to the rear of the central section (now demolished) and the whole of the building has been boarded up to prevent unauthorised access.

Vehicular access is currently gained from the south eastern corner of the site off Windermere Road and the front curtilage contains a small car park and two extensive grass verges. The rear of the building is presently overgrown and contains several trees and shrubs located towards the rear boundary. In its current unused state the building and site are having a visually negative impact upon the area, as well as creating anti-social behaviour issues.

A near identical scheme was granted planning permission in December 2014 under application ref. 14/01249/FUL but this permission was never implemented and lapsed in December 2017.

PROPOSAL

The application seeks permission to change the use of the vacant building, formerly a care home (C2 use class), to a mixed use property. The application is essentially the same as that previously approved under application ref. 14/01249/FUL which was never implemented. The mixed use would comprise of three components, a doctor's surgery (including a dentist – both D1), a children's nursery (also D1) and a pharmacy (A1). The doctor's surgery would provide surgery space for up to eight doctors plus two practice nurses. The dental surgery would share administration and reception facilities with the doctor's surgery as a shared practice. Approximately 12 staff would oversee up to 40 children in the nursery section.

External alterations would be limited to repairs and replacement of windows and doors, with security shutters provided at ground floor level to the rear and at first floor level where accessible from below. The former conservatory would be reconstructed and a glazed entrance lobby provided. Ten parking spaces solely for staff use would be provided to the front of the building and 24 for visitors to the rear. Self-seeded trees would be cleared and a landscaping scheme to be agreed implemented. Boundary fencing would be erected. Adjacent to the dental surgery and pharmacy to the west of the building would be an enclosed area for the secure storage of surgery bins.

The surgeries and pharmacy would be open for business between 08:00-18:30 Monday to Friday and 09:00-13:00 on Saturdays. The nursery would operate between 07:00-18:30 Monday to Friday and 07:00-13:30 on Saturdays.

RELEVANT PLANNING POLICY

National Guidance

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

Adopted Rochdale Core Strategy (CS):

SO1 Delivering a more prosperous economy
E1 Establishing thriving town, district and local centres

SO2 Creating Successful and Healthy Communities
C6 Improving health and well being

SO3 Improving design, image and quality of place
P1 Improving image
P3 Improving design of new development

SO4 Promoting a greener environment
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

DM1 General development requirements
SD1 Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

14/01249/FUL	Change of use and conversion of former residential care home to a mix of A1 and D1 uses comprising a doctors surgery, children's nursery, dentist and pharmacy, including alterations to front, side and rear elevations, formation of car parking areas to front and rear and children's play area to rear of proposed nursery. Granted STC December 2014
13/00520/FUL	Change of use of ground and part of first floor for mixed use development (A1- retail & D1- non-residential institution), external alterations to elevations including partial recladding of building, replacement of existing window frames and construction of glazed entrance lobby to front. Creation of car park to rear providing 27 additional parking spaces, formation of nursery space to rear and erection of associated play equipment, hard and soft landscaping works to front, side and rear of building and erection of 1.8 metre high hit and miss fencing to northern, southern and western perimeter of site - approved
03/D42451	Conservatory extension to rear and alteration to residential house. Granted STC

CONSULTATION RESPONSES

Highways and Engineering - To meet maximum standards set out in Rochdale's Core Strategy a development of this size and nature would require 60 dedicated parking bays. This is a maximum standard and the proposed provision must be considered in context with the location and associated highway environment. The applicant has proposed 34 dedicated parking bays and additional cycle parking facilities, it is important to consider that the proposed development is located within a large residential estate. The proposed facility is likely to attract people from the local area who will access the site via active forms of travel. The proposed development will replace an existing medical facility which operates directly next to the site, as a result there will be no significant impact upon current on street parking levels. It is also important to consider that there are a range of existing Traffic Regulation Orders on the highway surrounding the proposed development, this will deter on street parking in dangerous/inconsiderate areas. This development will not have a significant negative impact upon the local network capacity and will be beneficial to residents of local area. Rochdale Borough Councils Highways Service has no concerns regarding vehicular access to the site. There are no concerns regarding refuse collection from this location, adequate space will be retained within the proposed development to store and dispose of refuse collection.

Greater Manchester Ecology Unit - No comments received to date

Greater Manchester Ecology Unit (Trees) - No comments received to date

Greater Manchester Police - Design for Security - Thank you for the opportunity to comment on the above application. Having looked at the proposals Greater Manchester Police can confirm that due to the size and nature of this proposal we would recommend that a full Crime Impact Statement (CIS) report should be submitted, in order to show how crime has been considered for the proposal and the surrounding area. The report should be completed by a suitably qualified security assessor, and identify, predict, evaluate and mitigate the site-specific crime and disorder effects of a development and should be produced by a professional individual/organisation independent of the design process. The CIS can then be submitted as part of the planning application, indicating that the proposed development has been designed to avoid/reduce the adverse effects of crime and disorder and enabling the planning process to run more smoothly.

Lead Local Flood Authority/Drainage – No drainage proposals were submitted. In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained in the most sustainable way. The drainage scheme for the development shall be in accordance with the NPPG's hierarchy in the following order of priority:

- into the ground (infiltration);
- to a surface water body;
- to a surface water sewer, highway drain, or another drainage system;
- to a combined sewer.

In the event of surface water discharging to sewerage:-

- the rate of discharge shall be restricted to the lowest possible rate;
- prior to connection to the sewer, the flow rate shall be agreed with RBC and United Utilities; for a site of this footprint; it is typical that the flow rate is restricted to <5 l/s.
- foul & surface water system shall be separate and only combined at the site's final outfall manhole i.e. in accordance with Building Regulations Part H5 (2010).

The Applicant proposes to increase the area of hardstanding substantially, with a new carpark on the western side of the building, and thus increase the volume of rainfall runoff that the site will generate. In line with National Planning Policy Framework, the Applicant will need to mitigate such runoff.

To reduce rainwater discharges from the site to United Utilities' combined sewer (there is no surface water sewer), the RBC Drainage Officer suggests that the Applicant considers the provision of permeable hardstanding for the additional parking.

There are different options with multiple suppliers of permeable block paving and permeable asphalt/ tarmac that are specifically designed to allow storage & time for infiltration. The sub-base for such paving typically comprises 150mm to 200mm open graded low-fines or zero-fines gravel (with approx. 30% voids when installed). The sub-base provides temporary storage of rainwater which will slowly infiltrate into subsoils, even with low permeability soils.

Internet research provides reputable suppliers and installers of such paving. More information is available from the Drainage Officer upon request. Suggested pre-commencement conditions in respect of drainage have been provided.

NHS Heywood, Middleton and Rochdale Clinical Commissioning Group - This application is private and does not impact on the Clinical Commissioning Group.

Public Protection (Environment) - No comments received to date

Public Protection (Noise / Odours) - No objection in principle, recommend conditioning the acoustic fencing as detailed in Appendix C – Site Boundary Fencing. The fencing is required to be a minimum of 1.8m in height and be constructed of a non-perforated solid material with a minimum mass of 10-12 kg/m2. The fencing to be placed at the northwest boundary of the site where the play area is to be located.

Strategic Planning - I am satisfied with the sequential test.

Transport for Greater Manchester - The predicted net change in trips generated is 19 two way trips in the AM Peak and 14 two way trips in the PM Peak. This is below TfGM's requirement for a highway impact assessment. It is noted that 34 car parking spaces and 8 cycle parking spaces are proposed. TfGM would suggest that the cycle parking provision is significantly increased and that the cycle store is covered and secure through the use of measures such as CCTV.

United Utilities - No comments received to date

TOWNSHIP / MEMBER COMMENTS

The application was discussed at the meeting of the Middleton Township Planning Panel on 25th November 2019. Ward councillors recorded their support for the development but suggested a preference for a reduced time period for implementation to incentivise delivery.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours and a site notice displayed in the vicinity. No representations have been received.

ANALYSIS

Principle of Development

The application has been submitted by Saxonside Surgery who currently operate from the adjacent property at 109-111 Windermere Road. This surgery is expanding and therefore seeks to relocate into the significantly larger vacant building at Saxonside next door. The proposed development is therefore intended to improve access to health care facilities for the community, as the existing provision is considered to be inadequate for the present demands, as well as providing a children's nursery for the wider community. The site is not within a district or local centre, although it does lie approximately 600m to the north of the Wood Street Local Centre. Moreover, the building is situated within a reasonable walking distance of large areas of housing including both the Langley and Hollins residential estates and there are five well served bus stops located within 250m of the site. As such; it is considered that the site is well served by public transport and that the facility is accessible to the community it is intended to serve.

The retail element of the proposal incorporates a pharmacy to the front of the building that would have its own separate entrance. The proposed pharmacy retail area would occupy a footprint of approximately 69 square metres which is considered to be of a modest size and accounts for only a small proportion of the overall building. The proposed pharmacist would act in a complimentary manner to medical facilities within the building and it is common place to see a pharmacy adjacent to a large surgery such as this. Whilst the pharmacy will generate some unrelated trips to the site, it is expected that most trips would be taken by those already visiting the surgery. Given its modest floor area, it would not harm the vitality and viability of the Wood Street Local Centre which is located approximately 600m to the south of the application site. Moreover, the 'one stop' medical centre will make it easier for customers as they would need to make less trips with the surgery and pharmacy incorporated within the same building and it could be suitably accessed by foot owing to the proximity of both the Langley and Hollins residential estates. The findings of the submitted Sequential Assessment have been deemed to be satisfactory by the Council's Strategic Planning service.

On the above basis, the proposed development is adjudged to be acceptable in principle and in accordance with adopted Rochdale Core Strategy policies E1 and C6 and the National Planning Policy Framework.

Impact on surrounding land uses

Whilst the prevailing character of the area is residential, and dwellings immediately back onto the site to the north, south and west, it is considered that the proposed uses of the building are not uncommonly found in residential areas. The proposed hours of opening for the surgery/dentist and pharmacy are considered to be reasonable and would not unduly affect the amenity of nearby residents as these uses generally house quiet activities. The proposed nursery would have longer opening hours to fit in with modern working patterns, and it is considered that 07:00 during the week is acceptable as this is common for such uses. However the nursery also seeks to open at 07:00 on Saturday and this is of some concern given the proximity to residential dwellings. No objections to the above have been received in principle from the Council's Public Protection Officer, but it has been recommended that acoustic fencing is installed in line with the recommendations of the submitted Noise Impact Assessment. The acoustic fencing would surround the proposed nursery play area where it adjoins residential gardens and should be no less than 1.8m in height and constructed of a non-perforated solid material with a minimum mass of 10-12 kg/m2.

No details of external plant installations have been provided. However, to prevent noise nuisance to surrounding residential dwellings a condition is recommended

requiring submission of details of any external plant equipment prior to installation to ensure appropriate siting and to ensure that noise from any plant equipment used in connection with the building shall not exceed 50dB(A) leq 1 hours during public opening hours and 40dB(A) leq 15 minutes at all other times, when measured within the curtilage of any noise sensitive premises.

Subject to the suggested conditions in respect of opening hours and boundary treatments, it is not considered that the proposed development would result in unacceptable harm to the amenity of surrounding occupiers and the application therefore accords with adopted Rochdale Core Strategy policies DM1 and G9 and the National Planning Policy Framework.

Visual amenity

The existing building is constructed from brown brickwork and at present, has a fairly dilapidated appearance owing to the presence of solid security grilles/boards fixed in place of the existing openings. The site and building has been subject to vast amounts of vandalism and the agent has commented that the whole of the internals have been removed by intruders.

The submitted plans indicate that the existing openings would be utilised but that new glazing enclosed by white uPVC frames would be installed. Although a small number additional windows would be added to the property as well as entrances/lobbies to the front and rear of the building, they would reflect the design and proportion of the new glazing to be utilised in the existing openings and as such, the window proportions would not harm the character of the building. The proposed works would not significantly alter the character of the existing building and would be a vast improvement from what currently exists on site. External shutters are proposed to all ground floor windows to the side and rear of the building and to first floor windows and doors where they are accessible from below. Due the proposed siting, the shutters would not be unduly harmful to the appearance of the building. Full details of the proposed shutter installations have not been provided, however, and should be secured through condition

The layout of the hard surfaced area and soft landscaping to the front would remain largely as it is at the moment, although the car parking area would be resurfaced and enlarged. At the rear, a large proportion of the overgrown land would be replaced with the car park and children's outdoor play area and it is considered that the requirement for a car park of this size outweighs the loss of greenery which is not visible from public vantage points. Associated landscaping works to be agreed will soften the appearance of the extended areas of hardstanding. The northern, western and eastern boundaries of the site would be enclosed by new fencing, full details of which should be secured through condition to ensure a satisfactory standard of visual appearance.

Subject to the suggested conditions, the visual appearance of the development would be satisfactory and the application therefore accords with adopted Rochdale Core Strategy policies P3 and DM1 and the National Planning Policy Framework.

Impact on Highways, Parking and Access

Policy T2 of the adopted Core Strategy relates to accessibility and Policy DM1 requires all development to demonstrate that they provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into the proposed use and location. Paragraphs 108 and 109 of the NPPF require that safe and suitable access to a site can be achieved for all users and 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 highway network would be severe.

To meet maximum standards set out in the adopted Core Strategy, the Council's Highways Officer notes that a development of this size and nature would require 60 dedicated parking bays. This is a maximum standard and the proposed provision must be considered in context with the location and associated highway environment. The applicant has proposed 34 dedicated parking bays and additional cycle parking facilities which is considered to be acceptable. Saxonside is situated within a reasonable walking distance of a large number of local residents from both the Hollin and Langley estates. It is likely that visitors to the pharmacy and day nursery have also visited the doctors or dental surgery. There are 5 regularly served bus stops located within 250m of these premises so the area is well served by public transport, and therefore it is considered that the proposal would not have a detrimental impact on the safe and efficient operation of the highway network, either adjacent to or further away from the site.

There are a range of existing Traffic Regulation Orders on the highway surrounding the proposed development which will deter on street parking in dangerous/inconsiderate areas. This development will not have a significant negative impact upon the local network capacity and will be beneficial to residents of local area. On this basis, no objections have been raised by the Highways Authority. Vehicular access to the site is suitable and appropriate and there are no concerns regarding refuse collection from this location, adequate space will be retained within the proposed development to store and dispose of refuse collection.

Transport for Greater Manchester note that the predicted net change in trips generated is 19 two way trips in the AM Peak and 14 two way trips in the PM Peak. This is below TfGM's requirement for a highway impact assessment.

The application is therefore considered to be acceptable in respect of highways, parking and accessibility and the application accords with Core Strategy policies DM1 and T2 and the NPPF.

Drainage and Flood Risk

No detail of the proposed drainage strategy for the site has been submitted with the application; the site is located within Flood Zone 1 and not within a Critical Drainage area. The application has been reviewed by the Council's Drainage and Flooding Engineer who has advised that the matter can be appropriately dealt with by way of a planning condition. A condition is therefore recommended requiring that a drainage strategy, to accord with the drainage hierarchy within the NPPF and NPPG, is submitted to the Council for approval prior to commencement of development; subject to such a condition it is considered that the application meets the relevant requirements of Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the Unitary Development Plan and the National Planning Policy Framework.

Arboricultural Impacts and Landscaping

The application site has been empty since March 2010 and has become overgrown with vegetation and self-seeded trees. The proposal would see the removal of the self-seeded vegetation identified as 'A001' on the submitted arboricultural implications plan (ref. 7679-D-AIA) alongside T004 (Alder) and T005 (Sycamore). An additional off-site tree identified as T002 (Willow) is also recommended for removal to the north of the site in the rear garden area of No. 8 Burnside Crescent for arboricultural reasons subject to the agreement of the landowner. The removal of these trees would facilitate the development including car parking, access and the proposed nursery play area. An Arboricultural Impact Assessment has been

submitted which notes that the majority of the trees are poor quality self-seeded specimens not worthy of protection and there is no available evidence to contend this assertion. The trees to be removed are located to the side and rear of the building and are not highly visible from public vantage points. In any case, the benefits of bringing a redundant building back into a use to serve the community is considered to outweigh the loss of these trees. Conditions are recommended requiring that no site clearance takes place during the bird nesting season unless an ecological assessment has first been submitted and agreed in writing by the LPA and that a detailed landscaping scheme is submitted and implemented to compensate for the loss of existing vegetation. Subject to the suggested conditions, the proposed developed is considered to be acceptable in this respect and compliant with adopted Rochdale Core Strategy polies G6 and G7 and the National Planning Policy Framework.

Crime Impacts

No Crime Impact Assessment has been submitted with the application. Whilst it is noted that is recommended by the Design for Security, it is acknowledged that the development would likely lead to a significant decrease in anti-social behaviour associated with the site and appropriate security installations such as roller shutters to the sensitive side and rear elevations have been proposed. On this basis it is considered that it would unreasonable to request submission of further details at application stage in respect of this particular development proposal.

Conclusion

The National Planning Policy Framework and the Rochdale Core Strategy are clear that decisions on planning applications should provide the facilities and services which communities need and support the delivery of local strategies to improve health and well-being. The core elements of the proposal would provide purpose-built integrated facility for provision of high quality health and dental care to the local community, including new developments in the Hollin Lane / Langley Lane area.

The proposal provides substantial benefits in respect of a longstanding problem site which represents an eyesore within the urban environment and provides a focus for anti-social behaviour and crime. Accordingly, taking all material considerations as set out above into account, it is recommended that planning permission is granted.

In light of the guidance within the Planning Practice Guidance and the NPPF in respect of encouraging timely delivery, the possibility of a shorter timescale for implementation has been explored to incentivise delivery in a shorter timeframe than the standard three year limit. The applicant, however, contends that factors beyond their control outside of the planning system, such as the ability to secure NHS contractors in a timely manner, may result in a shorter timeframe for implementation difficult to achieve. On the basis of discussions with the applicant it is considered that their concerns about a shorter implementation timeframe are reasonable and justified and accordingly the standard timeframe of three years is considered to be appropriate.

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:-

- 4D01OS Rev. A OS Map / Location Plan
- 4D01BP Rev. A Block Plan
- 7679-D-AIA Arboricultural Implications Plan
- SAX/03 Proposed Site Layout
- 4D03B Proposed Elevations
- 4D02B Proposed First Floor Plan
- 4D01B Proposed Ground Floor Plan
- 4D03A Existing Elevations
- 4D02A Existing First Floor Plan
- 4D01A Existing Ground Floor 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 adopted Rochdale Core Strategy, the saved Rochdale 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 works to external ground surfaces shall take place until a scheme for the discharge of foul and surface water from the site (including surface water from hard landscaped and parking areas), 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, the use of Sustainable Drainage Systems and any flow attenuation measures should, as appropriate, maintain the existing (pre-development) greenfield runoff rate from the site, or achieve a reduction of 50% from brownfield areas of the site unless a lower figure has been agreed with the Local Planning Authority. The background calculations of any modelling that has been used for the runoff calculations shall be provided. 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. In the event of surface water discharging to sewerage, the rate of discharge shall be restricted to the lowest possible rate; the flow rate shall be agreed with the Local Planning Authority and United Utilities; and foul & surface water system shall be separate and only combined at the site's final outfall manhole. 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, policies EM/7 and EM/8 of the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

4 The materials used in the construction and repair of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5 No part of the development shall be occupied until such time as a detailed scheme for the provision of cycle stands, in accordance with the locational details shown on drawing no. SAX/03 including details of the specification, design and appearance of the cycle stands has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the duly approved details and the cycle stands made available for use prior to first occupation of the building hereby approved and retained thereafter.

Reason: In the interests of providing safe and secure cycle parking facilities in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 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 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. For the avoidance of doubt, the acoustic fencing around the nursery play area as referred to in Appendix C of the submitted Noise Impact Assessment Report by Auricl Acoustic Consulting dated 16th October 2019 shall be no less than 1.8m in height and constructed of a non-perforated solid material with a minimum mass of 10-12 kg/m2. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with Policies P3, G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7 (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.

(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 in accordance with Policies P3 and G6 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8 Notwithstanding any description of external roller shutters within the application, of materials in the application no external roller shutters shall be installed until full details have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and positions of the roller shutters and shutter housing. The 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.

9 No clearance of trees and shrubs or demolition of the existing buildings on site in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

10 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first occupied and shall be retained thereafter for their intended purpose.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11 The building shall only be open to the public, patients and nursery attendees between the hours of 07:00hrs and 18:30hrs Monday to Friday and 07:00hrs and 13:30hrs on Saturdays.

Reason: In order to safeguard the amenities of occupiers of surrounding residential properties and to prevent nuisance arising in accordance with Policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

12 Noise from any plant equipment used in connection with the building shall not exceed 50dB(A) leq 1 hours during public opening hours and 40dB(A) leq 15 minutes at all other times, when measured within the curtilage of any noise sensitive premises. No plant terminals or associated equipment shall be installed until such time as full details of the design, external appearance and position of any such equipment to be installed on or outside of the building has been submitted to and approved in writing by the Local Planning Authority. Any such equipment shall be installed in accordance with the approved details and retained and maintained as such thereafter.

Reason: In order to safeguard the amenities of occupiers of surrounding residential properties, to prevent nuisance arising, and in the interest of visual amenity in accordance with Policies P3, G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

13 No external lighting shall be installed on the building or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented and retained thereafter.

Reason: In the interests of amenity, security and in compliance with Policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

14 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Orders following the amendment, revocation and re-enactment thereof, the relevant parts of the premises shall only be used as a Health Centre (GP Surgery and Dental Practice) and Children's Nursery and for no other purposes within Class D1 of the above Order.

Reason: In the interests of amenity and highway safety in accordance with Policies G9, T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

15 The floor area of the building to be used as a retail area (class A1) as indicated on drawing reference numbers 'SAX/03 – Proposed Site Plan' and 4D01B – Proposed Ground Floor Plan' "SAX/01" shall not be enlarged and shall be used as a pharmacy only and for no other purpose within use class A1 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order, with or without modification.

Reason: The proposed pharmacy would act in a complimentary manner to the health facility and allow customers to make fewer trips when visiting the associated surgeries. Under the Town and Country Planning (Use Classes) Order 1987 (as amended), the proposed pharmacy once implemented could be used as another retail outlet, such as a convenience store without planning permission which would undermine the requirements of adopted Rochdale Core Strategy policy E1 as the area is already reasonably served by an existing Local Centre (Wood Street) where this type of development would be more appropriate.

Procedure Statement

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

Notes for Applicant:

INFORMATIVE:
The applicant is reminded of the need to apply for advertisement consent where applicable. Notwithstanding any detail shown on the approved plans, the grant of planning permission does not infer the grant of any additional consent required.

Report Author Michael Atkinson-Smith