

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00360/VRCON

CASE OFFICER

Rachel Carney

DETERMINATION DATE 30.06.2025 **EXT OF TIME** 19.12.25

Address: The Smithybridge Smithy Bridge Road Littleborough Rochdale OL15 0DY

Proposal: Section 73 Application to vary conditions 2 (Approved Drawings), 7 (levels), 8 (Boundary Treatements), 9 (Retaining Wall Details adj to 2 Bridgenorth Drive), 10 (Landscaping and External Materials), 11 (Parking and Cycle Store) and 12 (Bin Store) of planning permission 21/01083/FUL

PUBLICITY	Weekly list expired?	y	Site notice expired?	y
	Neighbour letters expired?	y	Press Notice expired?	y

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

COMMENTS	Planning Panel comments received?	n
	Neighbour comments received?	n

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

RECOMMENDATION

APPROVE subject to conditions

CHECKED AND SIGNED OFF BY: RG

DATE: 18/12/2025

SITE

The application relates to a site of a former pub on the junction of Smithy Bridge Road and Bridgenorth Drive. Planning Permission has been approved for demolition of the pub and the erection of 14 residential units a single L-shaped, three storey block of flats, with associated parking and landscaping. Development is almost complete.

PROPOSAL

The application seeks to vary conditions 2 (approved plans), 7 (levels), 8 (boundary treatment, 9 (retaining wall details), 10 (landscaping and materials, 11 (parking and cycle store) and 12 (bin store) of planning permission 21/01083/FUL.

The amendments proposed under the application comprise:

- Amendment of boundary treatments to site perimeter, including;
 - o Amendment to extent of retaining wall to north of site at boundary with 2 Bridgenorth Drive.
 - o Amendment to omit new retaining wall to Smithybridge Road and retention of existing boundary wall. Installation of new coping and 1100mm high railing to top of wall.
 - o Increase the extent of 900mm railing around corner of Bridgenorth Drive and Smithybridge Road – to extend over part of the retained boundary wall.
 - o Inclusion of separate pedestrian access to car park from Bridgenorth Drive
- Retention of existing steps from Smithybridge Road. Conversion of steps to new planting bed.
- Alteration of angle of wheelchair accessible car parking spaces. Introduction of permeable block paving to perimeter of wheelchair accessible car parking spaces.
- Reduction in width of pedestrian crossing point in car park and marking out with permeable block paving.
- Reduction in width of pedestrian access adjacent to wheelchair accessible car parking spaces.
- Amendment to landscape arrangement to include areas for ornamental shrub planting.
- Amendment of surfacing to external bin store area, to buff flag paving.
- Amendment to external bin store arrangement.
- Additional electrical vehicle charging points introduced.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

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-P1 Sustainable Places
JP-H1 Scale, Distribution and Phasing of New Development
JP-H3 Type, Size and Design of New Housing
JP-G1 Landscape Character
JP-C8 Transport Requirements of New Development

Adopted Rochdale Core Strategy (CS):

C1 Delivering the right amount of houses in the right places
C3 Delivering the right type of housing
C4 Providing affordable homes
C7 Delivering education facilities
C8 Improving community, sport, leisure and cultural facilities
P1 Improving image
P2 Protecting and enhancing character, landscape and heritage
P3 Improving design of new development
G7 Increasing the value of biodiversity and geodiversity
G8 Managing water resources and flood risk
G9 Refusing the impact of pollution, contamination and land instability
DM1 General Development Requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

21/01083/FUL - Residential development (Use Class C3) comprising 14 residential units with associated access, car parking and landscaping following demolition of existing building – Approved

23/00521/DOC - Submission of details to comply with condition 13 (drainage scheme) on planning permission 21/01083/FUL – Requested Completed

24/00152/DOC - Submission of details to comply with conditions 3 (materials), 4 (window and door spec), 5 (dormer spec), 6 (balcony spec) and 19 (habitat enhancements) on planning permission 21/01083/FUL – Request Completed

25/00150/DOC - Submission of details to comply with conditions 14 (contamination) and 16 (lighting) on planning permission 21/01083/FUL – Request Completed

CONSULTATION RESPONSES

Highways And Engineering

No objection

Gtr Manchester Ecology Unit

Happy with the location and amount of soft landscaping but ask that locally native species are used where possible.

REPRESENTATIONS

The application has been publicised with a site notice, press notice and neighbour notification letters. No representations have been received.

ANALYSIS

Principle of development

The principle of development has been accepted under application 21/01083/FUL and development as approved under that application is almost complete. This application is therefore not to reassess the principle of that development, but rather to consider the alterations proposed to the plans. Each of these changes are assessed in turn below.

Alterations to boundary treatment – Conditions 8 and 9

The amendments to boundary treatment are mostly relatively minor, including the omission of a new boundary wall to Smithybridge Road and retention of the existing boundary treatment with the addition of new coping and 1000mm high railings. The proposed 900mm railings (previously approved) are also proposed to extend around the corner of Bridgenorth Drive and Smithybridge Road.

These alterations are considered to be a minor change from the approved plans and one that would retain an acceptable boundary treatment to the site, providing a visually acceptable treatment that would use appropriate materials for the site and be of an acceptable height to ensure no obstruction to vehicle or pedestrian sight lines. This amendment is therefore considered to be acceptable.

Additional alteration to the boundary with Bridgenorth Drive includes the provision of a separate pedestrian access to the car park. This again is considered to be an acceptable change that would result in minimal visual change to the appearance of the development and one that would result in no undue harm to highway or pedestrian safety.

The other alteration to boundary treatment relates to the boundary between the site and no. 2 Bridgenorth Drive. This boundary is controlled specifically under condition 9 which states:

Notwithstanding the details shown on drawing no. 04 Rev C (proposed site plan) and NW149/02/1020.1 Revision C, NW149/02/1020.2 Revision C, NW149/02/1020.3 Revision C, NW149/02/1020.4 Revision C (party wall sections sheets 1-4) no above ground works shall take place until full details of the boundary treatments adjacent the boundary with no. 2 Bridgenorth Drive have been submitted to any approved in writing with the Local Planning Authority. For the avoidance of doubt this shall include details of additional boundary treatment above the new retaining wall. The development shall be undertaken in accordance with the approved details prior to first occupation of the development and retained thereafter.

Reason: In the interests of visual and residential amenity and to accord with policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Information now submitted for this boundary details position of the retaining wall and its construction, which comprises a 1500mm – 2500mm height pre-cast concrete wall with granular backfill and internal cavity and faced with single skin Ridings Gold

Antique Brickwork with natural mortar. The wall will be topped with pre-cast double throated copings and the base will include weepholes at regular intervals to drain the wall cavity.

The existing retaining wall to the northern boundary that belongs to no. 2 Bridgenorth Drive is to be retained and this boundary will also include a timber fence. The existing retaining wall is also to be retained to the eastern site boundary.

In terms of its function, scale, siting and design, the proposed retaining wall to the boundary with no. 2 Bridgenorth Drive is considered to be acceptable. Its facing materials will match those of the main building of the development and with the retention of the existing retaining wall as well as fencing to the boundary with no. 2., the rear of the wall which would be largely back to earth, would also appear visually acceptable for the site.

It is therefore considered that the details of this boundary are acceptable and the requirements of condition 9 have been satisfied, meaning that condition can be varied upon any approval.

Considering the above it is considered that the amended boundary treatment details for the site are considered acceptable and conditions 8 and 9 can be varied accordingly.

Landscaping – condition 10

Under the approval of application 21/01083/FUL the matter of landscaping was controlled by condition, with only basic details included in the approved proposed layout. The current application includes detailed landscape proposals including species. It is noted that these details have been amended through the course of the application as they were initially submitted without any native species, which was noted as not being acceptable by the case officer and GMEU.

Following the submission of amendments the proposed landscaping now includes a mix of native and non-native species. This is considered appropriate for the scale and use of the site, which includes only limited greenspace, and the use of raised beds are considered to be a creative method to include more planting within the site.

The landscape plan provides detailed planting notes and planting aftercare details, and these are considered acceptable. A condition will still be required to control the planting of the landscaping and this shall be in the first planting season following occupation or if another date is proposed, details will need submitting through a discharge or variation of condition application.

Further to the above, the proposed landscaping scheme for the site is considered to be acceptable and condition 10 can be varied accordingly.

Parking and cycle store- Condition 11

The amendments to the previously approved parking and cycle store include:

- Alteration of angle of wheelchair accessible car parking spaces. Introduction of permeable block paving to perimeter of wheelchair accessible car parking spaces.
- Reduction in width of pedestrian crossing point in car park and marking out with permeable block paving.
- Reduction in width of pedestrian access adjacent to wheelchair accessible car parking spaces.
- Additional electrical vehicle charging points introduced.

Highway Services have assessed these amendments and confirmed no objection to the proposals. It is also considered that visually, the amendments would be appropriate to the site, representing only minor alterations to the layout previously approved. The changes to parking are therefore considered to be acceptable and condition 11 can be varied accordingly.

Bin store – condition 12

The amendment to the bin store is relatively minor from that previously approved, with the proposals setting the bin store back slightly from the level of the parking space and replacing the previously approved single door with a double door, which due to the set back would no longer open into the car park carriage way.

Highway Services have advised no objections to the proposals and the amendments to the bin store would still provide sufficient bin storage for the development, whilst providing improved access that would reduce obstruction to the car park carriageway.

The amendments to the bin store are therefore considered to be acceptable and condition 12 can be varied accordingly.

Levels – condition 7

There are no proposed changes to the approved levels of the site but it is requested that condition 7 be varied as it referenced the proposed site plan and external works layout which are both proposed to be amended due to the changes referenced above.

The application seeks to vary conditions 2 (approved plans), 7 (levels), 8 (boundary treatment, 9 (retaining wall details), 10 (landscaping and materials, 11 (parking and cycle store) and 12 (bin store) of planning permission 21/01083/FUL.

Summary

Further to the above it is considered that the proposed amendments to planning permission 21/01083/FUL are acceptable. The conditions can therefore be varied accordingly and should also be varied to reflect the previous discharge of condition submissions and the fact that development has commenced.

RECOMMENDATION

APPROVE

1. This permission relates to the following plans:

- Location Plan Drawing no. 20-027/01
- Existing Site Plan with Topographical Survey – Drawing no. 02
- Demolition Plan – Drawing no. 03 Rev A
- Topographical Survey – Drawing no. NW149/02/00
- Proposed Site Plan – Drawing no. 04 Revision F
- Flat Type A – Drawing no. 05 Revision A
- Flat Type B – Drawing no. 06
- Flat Type C – Drawing no. 07 Revision A
- Flat Type D – Drawing no. 08
- Flat Type E – Drawing no. 09 Revision A
- Flat Type G – Drawing no. 11
- Flat Type F – Drawing no. 10 Revision A

- Flat Type H – Drawing no. 12 Revision A
- Proposed Floor Plans – Drawing no. 13 Revision B
- Proposed Roof Plan – Drawing no. 14 Revision A
- Proposed Elevations – Drawing no. 15 Revision A
- Proposed Sections – Drawing no. 16 Revision B
- Bin Store Details – Drawing no. 19 Revision B
- Landscape Proposals – Drawing no. 01 Rev H
- Boundary Treatment Details – Drawing no. 20 Rev B
- Long Section 1 – Drawing no. NW149-02-04 Revision C
- Party Wall Sections Sheet 1 – Drawing no. NW191/01/1020.1 Revision G
- Party Wall Details Sheet 2 – Drawing no. NW191/01/1020.2 Revision G
- Party Wall Details Sheet 3 – Drawing no. NW191/01/1020.3 Revision F
- Party Wall Sections Sheet 4 – Drawing no. NW191/01/1020.4 Revision F
- Party Wall Details Sheet 5 – Drawing no. NW191/01/1020.5
- Foundation Details – Drawing no. NW149/02/1000 Revision A
- Retaining Wall Standard Details – Drawing no. NW141/01/1500 Revision D
- Impermeable Area Plan – Drawing no. NW149-02-09 Revision B
- Drainage Details – Drawing no. NW149-02-05
- Drainage Layout – Drawing no. NW149-02-03 Revision K
- Flood Routing Plan – Drawing no. NW149/02/07 Revision C
- Typical External Construction Details – Drawing no. NW149/02/06
- External Works Layout – Drawing no. 149/02/08 Revision K
- Surfacing and Kerbing Layout – Drawing no. 149/02/02 Revision F
- Section 278 Layout – Drawing no. 149/02/10 Revision D
- Section 278 Typical Construction Details – Drawing no. NW149/02/11

The development shall be carried out in accordance with the approved drawings.

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 and the National Planning Policy Framework.

2. Notwithstanding any description of materials in the application the development shall be constructed in accordance with the materials accepted under application 24/00152/DOC.

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

3. The windows and doors shall be fully installed in accordance with the details accepted under application 24/00152/DOC and retained as such thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2 and P3 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

4. The dormer windows shall be fully installed in accordance with the details accepted under application 24/00152/DOC and retained as such thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2 and P3 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

5. The balconies shall be fully installed in accordance with the details accepted under application 24/00152/DOC and retained as such thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2 and P3 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

6. The finished ground and floor levels for the buildings shall be in accordance with the details shown on drawing no. 04 Revision F (Proposed Site Plan), 16 Revision B (Proposed Sections) and 149/02/08 Revision K (External Works Layout).

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

7. Prior to first occupation of the development the boundary treatment shown on drawing nos. 04 Rev F (proposed site plan), NW191/01/1020.1 Revision G, NW191/10/1020.2 Revision G, NW191/01/1020.3 Revision F, NW191/01/1020.4 Revision F, NW191/01/120.5 (party wall sections and details sheets 1-5), drawing no. 20 Rev B (Boundary Treatment Details) and Drawing no. NW141/01/1500 Revision D (Retaining Wall Standard Details) shall be fully installed and retained thereafter.

Reason: In the interests of visual amenity and to accord with policies P1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8. The landscaping works identified on drawing no. 01 Rev H (Landscape Proposals) shall be carried out in full within the next planting season following final occupation of the development.

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 10 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 secure biodiversity mitigation in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

9. The parking spaces and cycle storage as identified on drawing no. 04 Rev F (Proposed Site Layout) shall be provided and made available for the parking of vehicles prior to first occupation of the development. The parking spaces shall thereafter be retained for the parking of vehicles.

Reason: In the interests of highway safety and to ensure sufficient car parking is made available and in accordance with policy T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

10. The bin storage areas as identified on drawing no. 04 Rev F (Proposed Site Layout) shall be provided and made available for the storage of bins prior to first occupation of the development. The bin storage areas shall be retained thereafter.

Reason: To ensure that sufficient bin storage exists on the site and to keep the highway clear of obstructions in accordance with policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

11. Prior to first occupation of the development foul and surface water drainage for the site shall be provided in full accordance with the details accepted under application 23/00521/DOC and be retained as such thereafter.

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

12. The development shall be carried out in full accordance with the remediation measures submitted under application 25/00150/DOC. Prior to first occupation of the approved development a report that specifies the measures undertaken demonstrates the effectiveness of the remediation shall be submitted 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 submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

Reason: To appropriately manage any contamination risks in accordance with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

13. The development hereby approved shall be carried out in full accordance with The Smithy Bridge Pub Development Construction Statement, prepared by Armstrong Projects Ltd.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development and to ensure dust and dirt are managed during construction works for air quality reasons in accordance with Core Strategy Policy G9 and the National Planning Policy Framework.

14. No external lighting installed shall be installed on the site apart from that approved application 25/00150/DOC.

Reason: In the interests of residential amenity and general amenity in accordance with policies P1, P3, G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

15. A report that demonstrates that the following maximum noise levels have been achieved shall be submitted to and approved in writing prior to first occupation of the development.

- 35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- 30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- 35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- 40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

The measures to achieve these noise levels shall be retained thereafter.

Reason: In the interests of residential amenity and to protect future residents from any excessive noise levels associated with the adjacent highway and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy.

16. Prior to first occupation of the development habitat enhancements accepted under application 24/00152/DOC shall be fully provided and be retained thereafter.

Reason: In order to achieve appropriate biodiversity enhancements as part of the development in accordance with the requirements of Core Strategy policies G6 and G7 and the National Planning Policy Framework.

17. No clearing of vegetation shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

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.