

Officer Report

Case Reference: 25/01070/FUL
Location: 3 Maclure Road Rochdale OL11 1DN
Proposal: Change of use from offices (Class E) to an 8-bedroom house of multiple occupation (Sui Generis) together with a two-storey link extension on the side elevation, alteration to fenestration on front and side elevations
Recommendation: Approve with Conditions
Officer: Anna Hayes

SITE

The application site relates to 3 Maclure Road, which is a prominent gable fronted building situated within the Defined Urban Area, just south of Rochdale Town Centre and the Drake Street Linear Commercial Area Local Centre. The building is currently in use as an office and is occupied by RB Smedley Insurance Brokers who are in the process of relocating. The rear of the application property adjoins 2 and 4 Hampden Street, both of which are in residential use.

The property lies immediately adjacent to the Maclure Road Conservation Area and the former Firemen's housing, which is recognised as a non-designated heritage asset. St John the Baptist Church, a Grade II* listed building, is situated approximately 100 metres to the south, just behind the Rochdale Train Station Metrolink stop. Rochdale Train Station itself is located about 200 metres south of 3 Maclure Road.

PROPOSAL

Planning permission is sought for the change of use of the building from an office into a House in Multiple Occupation (HMO), which would accommodate 8 bedrooms. As part of the scheme, a two-storey pitched roof side extension is proposed to the north-facing side elevation of the building (8.5m(w) x 5.7m(d)). The application also includes a series of internal and external alterations. Internally, rooms will be subdivided/created to facilitate the new HMO layout. Externally, alterations are proposed including the removal of the existing shop front/office entrance and replacement with new windows and the creation of a new entrance to the two-storey side extension.

All materials are proposed to match the existing – natural blue slates to the roof, facing brickwork to the elevations, dark grey PVC windows with ashlar stone heads and cills.

At ground floor level the accommodation would include a shared kitchen and dining/living space. 3no. bedrooms with ensembles as follows:

- Bedroom 1 – 15m²
- Bedroom 2 – 13m²
- Bedroom 3 – 13m²

At second floor level a further five en-suite bedrooms are proposed, as follows:

- Bedroom 4 – 15m²
- Bedroom 5 – 14m²
- Bedroom 6 – 13m²
- Bedroom 7 – 15m²
- Bedroom 8 – 15m²

Bin storage is proposed to the rear yard area. Provision is also made for a cycle store. No other vehicle parking is proposed.

The application is supported with a Heritage Statement and a Design and Access Statement.

To note: as originally submitted, planning permission was sought for the erection of a two-storey flat roof extension with a two-storey flat roof link extension (all with a render finish). This was deemed to be unacceptable for both individual design and heritage reasons and so the plans were revised to reflect the proposal described above.

RELEVANT PLANNING POLICY

Planning (Listed Building and Conservation Areas Act) 1990 (as amended)

Section 72 of the above Act states that with respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Development Plan

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The development plan for the proposal consists of the Places for Everyone (PfE) Joint Development Plan, Rochdale Core Strategy (CS), adopted 2016, saved Unitary Development Plan (UDP) policies, and the Greater Manchester Joint Minerals Plan April 2013. The Council also has an adopted series of Supplementary Planning Documents and Supplementary Guidance Notes, which are other material considerations.

Places for Everyone Joint Development Plan (PfE) (2024)

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:

Sustainable and Resilient Places

JP-S1 Sustainable Development

JP-S2 Carbon and Energy

JP-S4 Flood Risk and the Water Environment

Places for Homes

JP-H1 Scale, Distribution and Phasing of New Housing Development

JP-H2 Affordability of New Housing

JP-H3 Type, Size and Design and New Housing

JP-H4 Density of New Housing

Greener Places

JP-G1 Landscape Character

JP-G6 Urban Green Space

JP-G7 Trees and Woodland

JP-G8 A Net Enhancement of Biodiversity and Geodiversity

Places for People

JP-P1 Sustainable Places

JP-P2 Heritage

Connected Places

JP-C1 An Integrated Network

JP-C6 Walking and Cycling

JP-C8 Transport Requirements of New Development

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

Improving design, image and quality of place

P1 Improving image

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

SO4 Promoting a Greener Environment

G6 Enhancing Green Infrastructure

G7 Increasing the value of biodiversity and geodiversity

G9 Reducing the impact of pollution, contamination and land instability

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

Managing delivery and monitoring progress

DM1 General Development requirements

SD1 Delivering sustainable development

Rochdale Unitary Development Plan (UDP)

G/D/1 Defined Urban Area

BE/17 New Development Affecting Conservation Areas

BE/18 Changes of Use to Buildings in Conservation Areas

RELEVANT SITE HISTORY

No recent planning history.

CONSULTATION RESPONSES

Highways and Engineering

Confirms no objection to the proposal.

Environmental Health (Noise/ Odours)

Confirms no objection to the proposal subject to conditions.

Conservation and Design

No objection to the proposal subject to samples of materials to be used in the construction of the extension and those used in the re-building of the shopfront, should be secured by condition. Details of brick cleaning and removal of render should also be secured by condition.

HMO – Strategic Housing

No objections at this stage.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the application has been advertised by neighbour notification letters and site notice.

No comments have been received.

Ecology and Biodiversity

Paragraph 187 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. Under the statutory framework for biodiversity net gain, subject to some exceptions including 'developments below the threshold', every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met. This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

PfE Policy JP-G8 also states that through local planning and associated activities a net enhancement of biodiversity resources will be sought where relevant. Development will be expected to achieve a measurable net gain in biodiversity of no less than 10%.

In this instance, the application is below the de-minimis threshold and therefore statutory BNG does not apply.

Drainage

Policy G8 of the adopted Rochdale Core Strategy, seeks to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. The policy aims to prevent an increased risk of flooding as a result of the development

and to ensure satisfactory disposal of surface water from development sites. JP-S4 of PfE states flood risk will be managed by '2. Working with natural processes and adopting a natural flood management approach to slow the speed of water drainage and intercept water pollutants.

The application site is not in a flood risk area and is not a major development. As such, a detailed drainage strategy is not required however, the development should aim to follow the drainage hierarchy and look at all options for the sustainable management of surface water. This matter should have been addressed through building regulations however; an informative will be added to the decision to ensure the drainage hierarchy is fully investigated.

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

Land Contamination

Paragraph 180 of the NPPF seeks to prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Core Strategy Policy G9 similarly seeks to ensure that sensitive new forms of development are not adversely affected by existing sources of pollution.

The Council's Environmental Health Officer recommends that prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

On the basis of the above, the development would comply with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Principle

The application site is situated in the Defined Urban Area as shown on the UDP Proposals Map. It is not within the Rochdale Town Centre designation, nor is it part of any defined commercial area and is located just south of the Drake Street local centre. However, the site is within influential distance of these high activity areas and situated within a highly sustainable urban area, on the doorstep of the Rochdale Train Station Metrolink Station and Rochdale Train Station itself.

Although the proposal would result in the loss of a commercial unit, the NPPF recognises at paragraph 90 that residential development often plays an important role in ensuring the vitality of centres and so residential developments are encouraged on appropriate sites. The property at 3 Maclure Road directly adjoins residential properties to the rear as part of a terraced row on Hampden Street and is located adjacent to residential apartments to the north, namely Statham House, and semi-detached houses

to the south. Consequently, converting this unit to residential use would further enhance and harmonise with the existing residential character of the surrounding area and support the vitality of the nearby Rochdale Town Centre and local centre.

It is therefore considered that the principle of the development would comply with the policies within the UDP and those within the NPPF for directing new housing development in sustainable locations and provide a more flexible supply of housing. The proposed development would also make a small but valuable contribution to the supply of housing in the borough in accordance with the objectives of the NPPF.

Design and Heritage

One of the core planning principles of the NPPF is to always seek to secure high quality design. Section 12 of the NPPF places particular emphasis on achieving high quality design and section 16 places value on conserving and enhancing the historic environment. Paragraphs 131 and 135 of the NPPF state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

Paragraph 208 of the NPPF states that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal, and this assessment should be taken into account when considering impact of the proposal on a heritage asset. Paragraph 212 of the NPPF states that in considering the impact of a proposed development, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration of a heritage asset and as they are irreplaceable, any harm or loss should require clear and convincing justification (p.213).

Locally, Policy P3 of the adopted Core Strategy requires all new developments, regardless of location in the Borough, to adhere to high standards of design. Policy DM1 of the adopted Core Strategy states that all development proposals will be expected to demonstrate that they are of high-quality design and take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations.

Policy P2 of the adopted Core Strategy states that the Council will protect the borough's heritage by conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. This is also supported by saved UDP Policy BE/17.

In this case, the site lies immediately adjacent to the Maclure Road Conservation Area and former Firemen's housing. The Maclure Road Conservation Area is focussed on the former fire station and workers housing. The Fire Station tower and dome of the Church are key prominent features of the Conservation Area.

The existing building on the site appears to be present on the 1908 OS map, indicating that it predates the Fire Station complex and Church opposite. The building has been altered, with the insertion of a shopfront and the remnants of render still visible. The red

brick, slate roof and proportions are characteristic of the area, and the building makes a neutral contribution to the significance of the Conservation Area.

The scheme has been revised and is now for a two-storey extension with a pitched roof. The extension would be constructed of red brick with a slate roof. It is shown to be slightly set back from the road frontage and includes a false window to the proposed gable elevation of the two-storey side extension which provides visual interest and breaks up the expanse of brickwork.

It is noted by the Conservation Officer that further information is required in relation to the works to the shopfront, as there is a mix of materials. Samples of the bricks for the making good and for the extension should be required by condition. Samples of the slate and details of windows and doors (including set back) should be required by condition. Cleaning of the existing brickwork and removal of remaining render should also be required by condition. Officers are in agreement with these recommendations.

Subject to the above, it is considered that a neutral impact on the significance of the Conservation Area and other heritage assets could be achieved.

Overall, the proposed extension adopts similar proportions to the existing gable fronted building, and the pitched roof style matches the existing. The proposed fenestration aligns with the existing and infills a gap within the street which does not contribute favourably to the character of Maclure Road. Overall, subject to conditions, the proposals are found to be acceptable in relation to visual amenity and compliant with P1, P2, P3 of the Rochdale Core Strategy as well as design policies contained within the NPPF and PpE.

Residential Amenity

At paragraph 135, the NPPF outlines the importance of planning in securing good standards of amenity for future and existing occupiers of land and buildings. Core Strategy policies DM1, G9, C1 and C6 cumulatively seek to reduce air and noise pollution, and DM1 in particular requires development to not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The Council's Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development', which establishes minimum space standards will be applied to all new residential developments and development which affect existing residential properties. Paragraph 4.1 sets out the following minimum space standards:

- i. 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage
- ii. 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room
- iii. (10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

Paragraph 4.3 does state that exceptions to these minimum space standards may be acceptable in some circumstances and applications will be considered on their individual merits. For example, where the character and density of the surrounding area would be best preserved by reduced distances and this would not detract from the general levels of privacy and amenity typical in the area, then exceptions may be made.

The current application provides for 8 bedrooms, each with en-suites. All habitable rooms to be created within the existing building utilise existing window openings. In particular, three bedrooms are proposed with an outlook over Hampden Street which directly faces the side elevation of 15 Maclure Road. Whilst the separation distance between these windows and 15 Maclure Road does not meet the current standards set out in paragraph 4.1 of the SPD, this historic arrangement is reflective of local character and adopts the former arrangement before 6 Hampden Street (residential) was converted with 3 Maclure Road to create a larger office unit (now application site). The remaining five bedrooms would have a clear outlook over Maclure Road, reflecting the existing arrangement of other residential properties on the east side of Maclure Road.

The proposed extended building includes a shared kitchen/dining/living space at ground floor level. The Council's Strategic Housing Department have been consulted on the application, and they have raised no concerns with the layout or the level of accommodation proposed to serve 8 occupants. Each of the bedrooms and habitable spaces have access to natural light and ventilation. It is considered that the proposal would provide an adequate level of amenity for future residents.

It is found that any existing surrounding neighbouring properties will not be unduly affected by the proposed development. No habitable upper floor windows are proposed to be inserted to the northern or eastern elevation of the existing building, or extension, so the existing occupiers of Statham House, and properties on Hampden Street, will not experience an unacceptable loss of privacy as a result of direct overlooking between windows. Any direct views from the proposed ground floor kitchen window would be restricted by the existing boundary treatment and dense vegetation along the common boundary.

The proposed extension would be located to the north-west of the neighbouring properties at 2 and 4 Hampden Street. It would be set back approximately 2 meters from the boundary shared with 2 Hampden Street, and about 4 meters away from the closest ground and first floor windows of this property. Notably, 2 Hampden Street does not have a rear garden. When assessing the impact on 2 Hampden Street, the extension's orientation and distance to the northwest of these windows suggest that any decrease in natural daylight should be minor. Considering these points, as well as the area's established dense development pattern, the proposed relationship between the extension and neighbouring properties is deemed acceptable overall.

The Council's Environmental Protection Team have reviewed the Assessment of the Existing Noise Climate in the Vicinity of the Proposed Residential Development at 3 Maclure Road, Rochdale prepared by Druk Ltd. Reference: DRUK/ACC/RS/RBSMRR/3326 Dated: 16th January 2026. Noise monitoring was undertaken on Tuesday 13th January 2026 and Wednesday 14th January 2026. The report recognises that open windows cannot achieve the Internal noise levels and therefore proposes in-façade mitigation (glazing + acoustically rated background

ventilation). The report states that sound insulation of the proposed façade elements, detailed within the report, combined with the proposed alternative ventilation provision, should be sufficient to limit the ingress of external noise to the proposed residential accommodation.

Environmental Health have therefore confirmed no objections to the application providing the proposals in the Noise Climate Assessment report are followed, i.e sound insulation of the proposed façade elements, detailed within the report, combined with the proposed alternative ventilation provision to ensure the following internal noise levels can be achieved:

- 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

Subject to an appropriately worded condition controlling the implementation of the noise mitigation measures outlined within the submitted noise report, there are no objections in relation to residential amenity.

The proposal is therefore considered to be in accordance with Core Strategy policy DM1 and paragraph 135 of the NPPF.

Access and Highway Safety

Paragraph 116 of the NPPF states that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios”.

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and, in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.

The Local Highway Authority has been consulted regarding the application and raises no objections. The site is situated on the edge of Rochdale Town Centre, close to a major public transport hub, making it a highly sustainable location where no additional parking provision is required. Traffic generation associated with the proposed use is expected to be minimal, and the site access is considered satisfactory. The submitted plans indicate no alterations to the existing highways network and no new highways are proposed as part of this development. Furthermore, no public rights of way will be obstructed, and there are no new road safety concerns arising from the proposals. Refuse collection and servicing will continue as at present.

To ensure the provision of satisfactory and secure facilities for cycle storage and in the interests of visual amenity, it is recommended that details for the design of the proposed cycle store should be submitted for approval by the LPA and secured by condition.

On the recommendations of the LHA above, Officers have no reason to disagree and consider the proposal to be acceptable in regard to highway safety and would not be in conflict with p116 of the NPPF and Policy T2 of the Core Strategy.

Recommendation: Approve with Conditions

Condition(s) (9)

- 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 The development hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

Plans

- Location Plan 1:1250
- Drawing 2524-02 – Proposed Site Plan
- Drawing 2524-05 revision B – Proposed Floor Plans
- Drawing 2524-06 revision C – Proposed Elevations

Documents

- 'Assessment of the Existing Noise Climate in the Vicinity of the Proposed Residential Development at 3 Maclure Road, Rochdale', prepared by Druk Ltd (Ref: DRUK/ACC/RS/RBSMRR/3326, dated 16 January 2026)

Reason: For the avoidance of doubt and to ensure a satisfactory development in accordance with the policies within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 No above ground works shall take place until such time as a detailed specification and samples of all materials to be used externally in the construction of the development have been submitted to and approved in

writing by the Local Planning Authority. Such details shall include the type, colour and texture of materials to be used:

a) Bricks to be used for the extension and for making good to the existing building;

b) Slate to be used for roof coverings;

c) Details of all windows and doors, including materials and the depth of reveal/set back;

d) Details of the proposed method for cleaning the existing brickwork and the removal of any remaining render.

The development shall be carried out in full accordance with the duly approved details thereafter.

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

- 4 Prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority.

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

- 5 The development hereby approved shall be carried out in full accordance with the noise mitigation measures set out in the 'Assessment of the Existing Noise Climate in the Vicinity of the Proposed Residential Development at 3 Maclure Road, Rochdale', prepared by Druk Ltd (Ref: DRUK/ACC/RS/RBSMRR/3326, dated 16 January 2026). The approved mitigation shall include enhanced façade sound insulation and acoustically rated alternative ventilation systems to all habitable rooms, as detailed within the report.

No part of the development shall be occupied until a verification report has been submitted to and approved in writing by the Local Planning Authority. The verification report shall confirm, through appropriate assessment and/or testing, that the approved ventilation and acoustic mitigation measures have been installed and are capable of achieving the following internal noise levels with windows closed and alternative ventilation provided:

35 dB(A) Leq (16 hour) in bedrooms between 07:00 and 23:00;

30 dB(A) Leq (8 hour) in bedrooms between 23:00 and 07:00;

35 dB(A) Leq (16 hour) in living rooms between 07:00 and 23:00;

40 dB(A) Leq (16 hour) in other habitable rooms at all times.

The approved noise attenuation and ventilation measures shall thereafter be retained and maintained for the lifetime of the development.

Reason: To safeguard the living conditions of future occupiers by ensuring acceptable internal noise levels are achieved, in the interests of residential amenity and in accordance with Policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 6 Prior to the first occupation of the HMO hereby approved, the refuse and recycling storage facility as indicated on approved drawing 2524-05 revision B shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the HMO at all times.

Reason: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy T2 of the adopted Rochdale Core Strategy, Policy JP-C8 of PfE and the requirements of the National Planning Policy Framework.

- 7 The development hereby approved shall be for use by up to 8 residents only and the communal living spaces as shown on approved drawing 2524-05 revision B shall be retained for communal use for so long as the property remains in use as a HMO.

Reason: To ensure that an adequate standard of amenity and living space is provided for the residents in accordance with DM1 of the adopted Rochdale Core Strategy, Policy JP-H3 of PfE, the SPD and the NPPF.

- 8 Notwithstanding any description of materials in the application, prior to the first occupation of the development hereby approved, full details of the boundary treatment to be installed to the side/rear yard shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, height, colour and texture of the boundary materials. The development shall be carried out in accordance with the approved details prior to the first occupation and retained as approved thereafter.

Reason: In the interests of visual amenity and ensuring the new development responds positively to the local context and character, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 9 The development hereby approved shall not be brought into use until such time as details for the design of cycle store has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the approved development first being brought into use. The approved cycle store shall be retained as constructed for its intended use thereafter.

Reason: To ensure the provision of satisfactory and secure facilities for cycle storage and in the interests of visual amenity in accordance with Policies P3, T2 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-C6 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Approval Reason(s) (1)

- 10 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.