



Planning Statement

Proposed Residential Development at Royle Road, Rochdale

Applicant:
BMC Rochdale Limited

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Full planning application for the construction of a 5-storey apartment building providing 75 residential dwellings of one and two bedrooms with associated access, parking and landscaped amenity space.

This Scheme offers the opportunity to bring a redundant and derelict brownfield site in a sustainable and prominent position, back into full sustainable use. The development will introduce much-needed homes into Rochdale, in accordance with Rochdale Borough Council's housing policies. The design approach is of a high quality, benefitting its location, situated on a key strategic route into Rochdale.

In summary, this Scheme delivers:

- Remediation and regeneration of a brownfield site within a prominent and sustainable position in Rochdale
- The provision of residential development which can also cater for specialist needs, with the provision of extra care light facilities / on-site support
- An area of managed / specially landscaped shared open space and hedgerow planting provided, alongside resident's private space
- The provision of residential amenity areas in the form of common areas within the building

1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of the applicant, BMC Rochdale Limited. The application seeks full planning consent for the construction of a five storey apartment building providing 75 residential apartments with extra care light facilities (Use Class C3) with associated access, parking and landscaping.

THE PROPOSALS AND CONTEXT

- 1.2 The site comprises brownfield land adjacent to a recently completed residential redevelopment, which comprises of 201 houses and an apartment block, located to the south. The site is situated adjacent to the Edinburgh Way to the north/north-east and a Tesco superstore to the north, both of which are set on lower ground. The application site will gain access from Royle Road.
- 1.3 The site's surroundings are largely residential, with large format industrial buildings beyond the railway, which is located south-east of the site beyond the new-build residential dwellinghouses.
- 1.4 The description of the proposals is as follows:

'The construction of 75 self-contained apartments (Use Class C3), comprising 38 No.1-bedroom apartments and 37 No.2-bedroom apartments, with extra care light facilities, residents' facilities, associated landscaping, parking, a new access and internal access road.'

PURPOSE OF THE PLANNING STATEMENT

- 1.5 This Statement describes the proposals and examines the planning considerations which they raise. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, determination of the planning application must be made in accordance with the development plan, unless material considerations indicate otherwise.
- 1.6 This Statement should be read in conjunction with the other documents submitted with the planning application. These are detailed in the next section.

CONTENT OF PLANNING APPLICATION

- 1.7 In order to evidence that the proposals have evolved from a full understanding of the physical and policy context, including social, economic and environmental sustainability considerations, this planning application is supported by documents which demonstrate how the proposals respond appropriately to best practice in design and sustainability, as well as planning policy objectives and requirements. The documents submitted in respect of the scheme are as follows.

- Design and Access Statement prepared by BTP Architects;
- Planning Statement prepared by Zerum;
- Crime Impact Statement prepared by Dobson Owens;
- Transport Statement prepared by Ashley Helme;
- Drainage Strategy including drainage calculations prepared by Shape Engineering;
- Flood Risk Assessment prepared by Shape Engineering;
- Arboricultural Impact Assessment prepared by ACS;
- Landscaping Strategy prepared by TBA;
- Landscaping Management Plan prepared by TBA;
- Noise Impact Assessment prepared by RBA;
- Preliminary Ecological Appraisal prepared by Ascerta;
- Biodiversity Net Gain Statement and metric prepared by Ascerta;
- Ground Conditions Phase 1 and 2 reports prepared by E3P;
- Air Quality Assessment prepared by Redmore Environmental;
- Daylight Sunlight Assessment prepared by the Energy Counsel;
- Energy and Climate change Adaptation Statement prepared by Element Sustainability, and;
- A full set of plans prepared by the project architect (BTP Architects).

CONSULTATION

- 1.8 The general approach to, and content of, this application has been the subject of pre-application discussion with officers (Claire Ringwood and Michael Atkinson-Smith) at Rochdale Borough Council prior to its submission. These discussions have influenced the evolution of the scheme into its current form, whereby in principle support was received. Discussions have also been had with the Council's Housing Team in terms of design, housing mix and end use, which have been positive.

DOCUMENT STRUCTURE

- 1.9 The remainder of this Statement is structured as follows:
- **Section 2:** Provides context and describes the site and its surroundings alongside details of relevant planning history and details of consultation;
 - **Section 3:** Describes the development proposals in detail;

- **Section 4:** Outlines the Development Plan framework and relevant national Policy guidance including policy considerations;
- **Section 5:** provides a detailed analysis of the main planning considerations and a summary of supporting information; and
- **Section 6:** concludes by summarising the main points raised in this document.

2. Development Context

SITE DESCRIPTION

- 2.1 The site comprises 1.55 ha of brownfield land, is irregularly shaped and lies adjacent to the recently constructed residential development located at the southern site boundary.
- 2.2 Due to the level differences, the site is relatively prominent when viewed from the Edinburgh Way, which is located immediately north of the site. The site is currently accessed from Royle Road. If approved, the building will be delivered on a remediated and engineered development platform.

Figure 2.1: Red Line Boundary



SURROUNDINGS

- 2.3 The site's surroundings are largely residential. A Tesco superstore is located to the north-west, and close by is an NHS clinic and dry cleaners. The dual carriageway sits north of the site beyond a landscaped strip. There are large format industrial buildings beyond the railway, which is located south-east of the site beyond the new-build residential dwellinghouses. The site is predominantly located to the north of a new build residential area. If approved, the site would sit well within this residential context.

SITE ACCESSIBILITY

- 2.4 The site is in a highly accessible location, with a range of facilities within walking distance, including bus stops, food outlets, primary school, nursery, health centre and community centre. Within a 20 minute walk of the site, there are further facilities including further schools, a hospital, pharmacies and a railway station.
- 2.5 A significant portion of Rochdale's built-up area is located within a 2km cycle ride of the Site. Rochdale town centre, Heywood, Spotland, Bamford, Buckley, Balderstone and Slattocks are within a 5km cycle ride of the Site. This provides good opportunity for residents to undertake journeys to and from the site by cycle for a variety of purposes. It is also understood that further upgrade works are forthcoming within the site's wider context, as a result of the new on-going residential development within the site's vicinity. This which will improve cycle infrastructure in the local area.
- 2.6 There are frequent bus services within a 415m walk of the site, providing services to Rochdale, Middleton, Blackley, Manchester city centre, Bury and Bolton. These provide opportunities to travel to work by bus. Castleton train station is a 17 minute walk from the site, or a 7 minute cycle. It provides services to Rochdale, Manchester Victoria, Salford Central and Salford Crescent. Services from Castleton also link to the site with settlements to the east of Rochdale, including Bradford and Leeds, and to the north, including Blackburn and Clitheroe.

PLANNING HISTORY

- 2.7 A review of the relevant planning history of the site has been undertaken using the Council's online search.
- 2.8 The site was previously part of the wider former Royle Works employment site. Consent was refused in November 2007 for the change of use of Unit A from industrial use to five of a side football facility for a period of three years (ref 07/D49936). A retrospective resubmission for the same proposal was refused in July 2008 (ref 08/D50788).

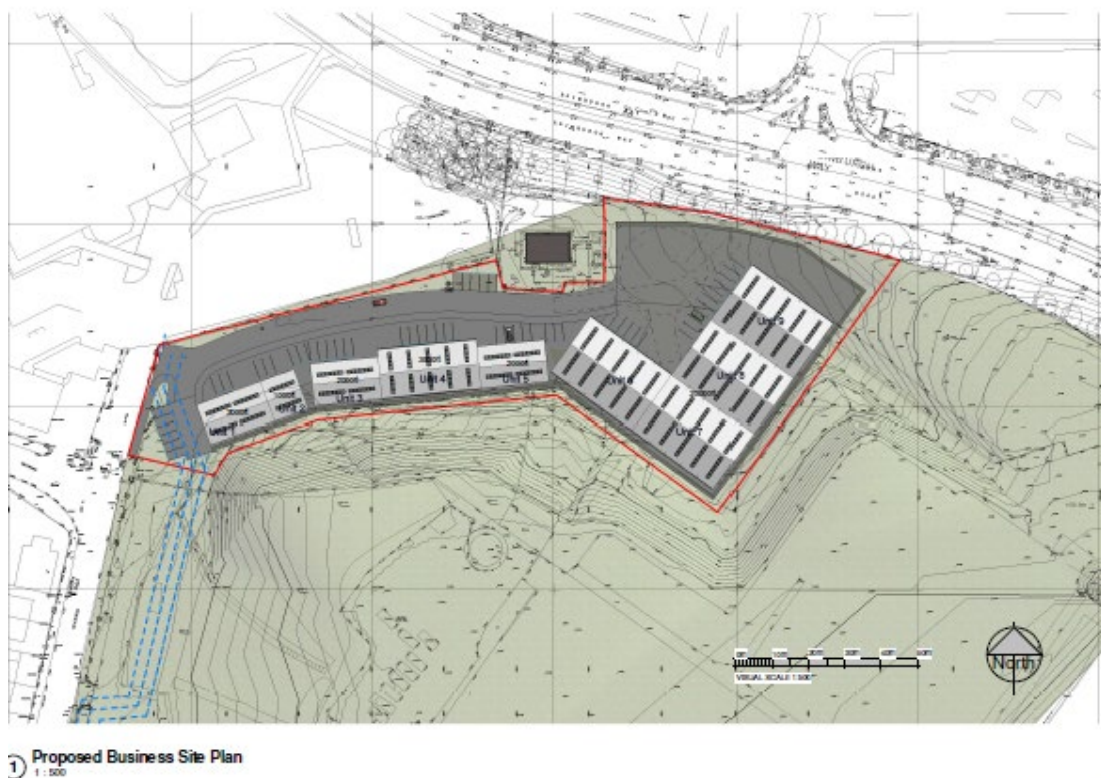
- 2.9 The site was located within the red line boundary of the consented residential proposals to the south, which were granted consent in March 2021 (ref 18/01399/FUL). The description of development was for the erection of 201 dwellings and a block of 24 apartments including the demolition of existing structures together with associated ground works to the north of the site, public open space, landscaping and vehicular access from Royle Road. No built form was proposed on this part of the wider site.
- 2.10 The Committee report shows that in granting consent, it was recognised that the proposals would meet housing need on derelict land with good accessibility. Loss of the employment land was not found to conflict with relevant policy, and officers agreed that the site was no longer suitable for employment purposes. The four storey apartment block was relocated to the north-eastern corner of the site which was considered to be a positive addition to the Edinburgh Way street scene (see Figure 2.2 below).

Figure 2.2: Consented site layout plan, ref 18/01399/FUL



- 2.11 In March 2021, consent was granted in outline for the redevelopment of the site for nine industrial units in Use Classes B1, B2 and B8 (ref 18/01407/OUT). The site boundary does not directly correspond to the current application, but is similar. The officer's report noted that the site and land to the south were vacant and had last been used for employment purposes. All matters were reserved save for access. Illustrative plans show a similar approach to access, with the roadway to the north and built form to the south, albeit a greater density of development was envisaged compared to the current plans (see Figure 2.3 below).

Figure 2.3: Consented commercial scheme on the site, ref 18/01407/OUT



- 2.12 Importantly, the planning history confirms that a precedent for development has been set at this site. This proposal would provide a better alternative in comparison to the extant planning consent; the delivery of residential development would be much more sympathetic use to sit adjacent to the housing development situated to the south, particularly from a highways and amenity context. Additionally, the area of the site proposed for the commercial development is likely undevelopable due to the location of major services and utilities that run through the site in this location. This proposal avoids these services, thus, enabling a deliverable scheme to be implemented

STATEMENT OF CONSULTATION

- 2.13 The applicant has undertaken pre-application dialogue with the local planning authority, through with the principle; of development was accepted. This has guided the design approach and enhanced the quality of the proposals. Feedback was received from the statutory consultees including Strategic Housing Team, TfGM, Highways Authority, Environmental Health, Education Officer, Drainage Board, Network Rail, Ecology, and HSE. Additionally, liaison was had with the Council's Urban Design team, whereby the following comments were made, and since addressed:
- The design to acknowledge its place on a key route into Rochdale,
 - Car parking to be places in a less visible area of the site and screened,
 - Consideration of pedestrian / cycle routes and movements within the site and surrounding the site (ie, access to Tesco and adjacent housing estate),
 - Boundary screening / treatments,
 - Liner block accepted but massing to be broken-up and the roof formation to denote visual interest,
 - Inclusion of balconies,
 - Utilisation of a palette of materials to denote visual interest.
- 2.14 Local Manchester precedents were also suggested by the Urban Design Officer, including Lampwick Quay, New Islington; Egerton Street, Oldham; The Foundry, Monton, and Chorlton Road / Royle Road, Manchester. These have been taken forward in the design evolution of this scheme.
- 2.15 Should the application attract significant local interest on its submission, we would be pleased to arrange for a public consultation event to take place to inform members of the public or key local interests.
- 2.16 Given the scale of the scheme and its compliance with plan policy, the applicant is satisfied that an appropriately comprehensive process of pre-application consultation has been undertaken.

STATUTORY DEVELOPMENT PLAN

- 2.17 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, local planning authorities must make their determination in accordance with the development plan unless material considerations indicate otherwise. The development plan relating to the site consists of the Greater Manchester Places for Everyone Plan (PfE, 2024), the Rochdale Core Strategy (2016) and the Saved Policies of the Rochdale Borough Unitary Development Plan (2006).
- 2.18 The site is located within a wider Primary Employment Zone (Policy EC/2) in the UDP.
- 2.19 Section 4 below includes a comprehensive overview of the relevant Development Plan policies. The scheme's response to these policies is considered in Section 5.

3. Description of Proposed Development

- 3.1 The proposed development is for the construction of a five-storey apartment building providing 75 residential apartments (Use Class C3) with associated access, parking and landscaping.

- 3.2 The description of development is as follows:

'The construction of 75 self-contained apartments (Use Class C3), comprising 38 No.1-bedroom apartments and 37 No.2-bedroom apartments, with extra care light facilities, residents' facilities, associated landscaping, parking, a new access and internal access road.'

- 3.3 This development offers the opportunity to bring a redundant and derelict brownfield site in a sustainable and prominent position, back into full sustainable use, through the provision of much needed, accessible homes, for the local area. The design approach is of a high quality, befitting its location on raised ground on a key route into Rochdale. The proposals are demonstrated to comply with all relevant policies at the local and national level; and constitute sustainable development.

NATURE OF THE USE

- 3.4 This development would fall under Use Class C3 'Dwelling-houses' – 'Uses as a dwellinghouse (whether or not as a main residence) by:
- (a) a single person or single household;
 - (b) a single household of not more than 6 residents where care is provided; or
 - (c) a single household of not more than 6 residents where no care is (other than a use within C4).
- 3.5 The development has been designed with flexibility and futureproofing in mind, whereby extra care / elderly living generic requirements have been incorporated into the scheme. Therefore, the types of residents that would occupy these apartments may require an element of care and support now or in the future, or if at all needed. The accommodation is able to cater for retired individuals, and therefore, the purpose of this accommodation is essentially to allow people to live independently with the security of ongoing support from trained staff on site.
- 3.6 The key factor for many individuals within this type of accommodation, is to have well located, self- contained accommodation, with support services easily available including a carline service which provides 24-hour emergency access. Additionally, the inclusion of amenity spaces through the delivery of well-located and accessible communal areas is an important factor, which has been included within this scheme.

DESIGN

Materials

- 3.7 Consideration has been given to the elevational treatment of the apartment building, with a grid based façade design that wraps the building with a zinc top floor to add contrasts to the overall appearance with the building flanked on both ends by a glazed staircase. The central entrance is signified by the variation in façade design, allowing for ease of navigation, creating a focal point to this strategic positioned site.
- 3.8 The key design principles being as follows:
- Low maintenance materials to give long-term durability and good weathering performance.
 - Materials to reflect the surrounding area, and the addition of zinc adds a contemporary approach to design, whilst reflecting the neighbouring properties and their tiled roofs.
 - Utilise trees to contrast visually with the building finish for additional aesthetic.
- 3.9 Contrast bricks have been used vertically to help break up the massing of the building. A key focus of the building's design is the site's location, being a key focus point on a primary route to a former industrial town, therefore, traditional materials and nods to local vernacular have been incorporated.

Mix

- 3.10 The proposed development comprises the construction of 75 apartments, comprising:
- 38 x no. 1 bedroom, 2 person apartments
 - 37 x no. 2 bedroom, 3 person apartments
- 3.11 All apartments comply with the minimum requirements of Nationally Described Space Standards (NDSS):
- 1B2P: 50m²
 - 2B3P: 61m²
- 3.12 The apartment building has a central entrance lobby with a stair core and lifts located from the space. Ancillary rooms are located adjacent to the main entrance, with an internal bin and bike store available for residents. A communal lounge is also provided for residents, which opens out to the communal garden.

ACCESS AND PARKING

- 3.13 The site will gain access from a newly formed priority-controlled 'T' junction with Royle Road. Swept path analysis has been undertaken and this confirms that the proposed access and internal layout can accommodate the tracking movements of a refuse vehicle. Please refer to dwg no. 139/01/A contained within the Transport Statement for the proposed access design.
- 3.14 A total number of 74 car parking spaces are proposed (including 5 disabled spaces), and 12 cycle space are proposed, contained within a secure, covered cycle store.

LANDSCAPING

- 3.15 The following landscape elements are proposed within the site:
- Heavy standard and feathered tree planting
 - Native shrub (scrub) planting
 - Hedge planting
 - Ornamental shrub planting
 - Grass (Turf and Seed Mix)
 - Wildflower meadow/wildflower (Emorsgate EM2)
- 3.16 For full details, the Landscape Proposals Sheets should be referred to. A Landscape Management Plan also provided by Trevor Bridge Associates sets out the management intentions to ensure the proposed landscaping works are implemented.

SUBSTATION

- 3.17 A small substation is proposed to serve the apartments. This would be located adjacent to the car park and be sited in a self-contained brick enclosure building with a flat roof. Please refer to drawing RR-BTP-02-ZZ-DR-A-4524_115.

4. Planning Policy

PLANNING AND COMPULSORY PURCHASE ACT 2004

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 This chapter therefore considers the relevant national planning policy and guidance which form a material consideration in the determination of his application, and the development plan which consists of the Rochdale Core Strategy (2016), the Saved Policies of the Rochdale Borough Unitary Development Plan (2006) and the Greater Manchester Places for Everyone Plan (PfE, 2024).

NATIONAL PLANNING POLICY FRAMEWORK (2024)

- 4.3 The latest version of the National Planning Policy Framework (NPPF) was published in December 2024 and provides a framework within which locally prepared plans for housing and other development can be produced. It is a material consideration in planning decisions.
- 4.4 The NPPF has a clear presumption in favour of sustainable development (para 10). Sustainable development means that the planning system pursues economic, social and environmental objectives (para 8), although they are not criteria against which every decision can or should be judged (para 9). Local planning authorities should approach decisions on proposed development in a positive and creative way, with decision-makers at every level required to seek to approve applications for sustainable development where possible (para 39).
- 4.5 The presumption in favour of sustainable development means that local planning authorities should, without delay, approve developments that accord with an up-to-date development plan; and where the relevant policies are out-of-date, granting permission unless other policies provide a clear reason for refusal or if any adverse impacts of granting consent would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land and securing well-designed places (para 11).
- 4.6 Section 5 seeks to significantly boost the supply of homes and recognises the importance of sufficient land coming forward to meet the needs of those with specific housing requirements and with an appropriate mix of housing types for the local community (para 61). It recognises that small and medium sized sites can make an important contribution to meeting housing requirements (para 73). Windfall sites should be supported and great weight given to the benefits of using suitable sites within existing settlements for homes (para 73).

- 4.7 Section 8 seeks to promote healthy, inclusive and safe places which promote social interaction and support healthy lifestyles through safe, green infrastructure and layouts that encourage walking and cycling (para 96).
- 4.8 Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes (para 110). If setting local parking standards, they should take into account accessibility, the type and use of development, the availability of public transport and local car ownership levels (para 112).
- 4.9 Sustainable transport modes should be prioritised with safe and suitable access achievable for all users (para 115). 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 (para 116).
- 4.10 Applications for development must give first priority to pedestrian and cycle movements; address the needs of those with disabilities and reduced mobility; create places which are safe, secure and attractive and allow for efficient deliveries and servicing (para 117).
- 4.11 Planning policies and decisions should promote an effective use of land in meeting the need for various uses, making as much use of previously-developed land as possible (para 124). Decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused (para 125). Development of underutilised land should be promoted and support, especially where it would help to meet identified needs for housing (para 125).
- 4.12 Planning policies and decisions need to reflect changes in the demand for land: where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan, applications for alternative uses should be supported where the proposed use would contribute to meeting an unmet need for development (para 127).
- 4.13 Planning policies and decisions should support development that makes efficient use of land, taking into account need; local market conditions; availability of infrastructure and services; the desirability of maintaining an area's prevailing character and setting or of promoting regeneration and change; and the importance of design (para 129). Local planning authorities should refuse applications which they consider fail to make efficient use of land (para 130).
- 4.14 Section 12 focuses on design, noting that good design is a key aspect of sustainable development (para 131). Developments should be designed to function well and add to the overall quality of the area over their lifetime; be visually attractive and sympathetic to local character; establishing a strong sense of place; optimising the potential of the site to accommodate an appropriate amount of development; and create places that are safe, inclusive and accessible, which promote health and wellbeing and amenity, and where the fear of crime does not undermine quality of life (para 135). Trees should be incorporated where possible (para 136).

- 4.15 Section 14 requires the planning system to support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. New development should be planned for in ways that avoid increased vulnerability to climate change impacts and to reduce greenhouse gas emissions through location, orientation and design.
- 4.16 Section 15 looks at conserving and enhancing the natural environment. Planning decisions should contribute to and enhance the natural and local environment by avoiding unacceptable levels of soil, air, water or noise pollution. Additionally, proposals should seek to remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land and provide net gains for biodiversity (Paragraph 187).
- 4.17 Applications which could affect drainage should incorporate sustainable drainage systems which are proportionate to the nature and scale of the proposal, and which provide multifunctional benefits in relation to biodiversity and amenity where possible (para 182).
- 4.18 Proposals should minimise impacts on and provide net gains for biodiversity; and remediate land where appropriate (para 187). Planning policies and decisions should also ensure that new development is appropriate for its location in relation to noise and air quality (paras 198–9).

GREATER MANCHESTER PLACES FOR EVERYONE PLAN (ADOPTED MARCH 2024)

- 4.19 The Greater Manchester Places for Everyone Plan (PfE) is the result of a process that began as the Greater Manchester Spatial Framework (GMSF) in 2014. After the withdrawal of Stockport Council from the GMSF the nine districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) decided to continue to produce a joint plan.
- 4.20 Places for Everyone (PfE) is a joint development plan of nine Greater Manchester districts, that builds upon the work already undertaken as part of the GMSF and sets out the approach to housing and employment land across Greater Manchester for the next 20 years. This Plan was adopted on 21st March 2024, and:
- Sets out how the nine boroughs should develop up until 2037.
 - Identifies the amount of new development to come forward across the 9 districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused.
 - Supports the delivery of key infrastructure, such as transport and utilities.
 - Protects the important environmental assets across the city region.
 - Allocates sites for employment and housing outside of the existing urban areas.
 - Defines a new Green Belt boundary for Greater Manchester.

- 4.21 The key policies relevant to the development proposals include:
- 4.22 **Policy JP-S1: Sustainable Development** – sets out the aim for development to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains. This policy also emphasises the need to make as much use as possible of suitable previously-developed (brownfield) land and vacant buildings to meet development needs.
- 4.23 **Policy JP-S2: Carbon Emissions** – this policy supports the aim of delivering a carbon neutral Greater Manchester no later than 2013, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including retrofitting, promoting the use of life cycle cost and carbon assessments and taking a positive approach to renewable and low carbon energy schemes.
- 4.24 **Policy JP-S4: Food Risk and the Water Environment** – sets out that an integrated catchment based approach will be taken for developments to protect the quality and quality of water bodies, and locating and designing developments to minimise the impacts of current and future flood risk.
- 4.25 **Policy JP-S5: Clean Air** – a comprehensive range of measures will be taken to support improvements in air quality, focusing particularly on locations where people live, where children learn and play, where there are impacts on the green infrastructure network and where air quality targets are not being met.
- 4.26 **Policy JP-S6: Resource Efficiency** – this policy supports the achievement of a circular economy and a zero-waste economy which will play a key role in meeting Greater Manchester's ambition of becoming a leading green city region by 2038.
- 4.27 **Policy JP-H1: Scale, Distribution and Phasing of New Housing Development** – sets out the housing target for the PfE area as a whole and how that will be distributed between the nine authorities.
- 4.28 **Policy JP-H2: Affordability of New Housing** – sets out a general approach to the delivery of affordable housing but leaves detailed requirements in terms of proportion and type to relevant Local Plans.
- 4.29 **Policy JP-H3: Type, Size and Design of New Housing** – promotes the delivery of an appropriate mix of housing providing that it complies with space standards and, unless impracticable, Part M4(2) of the Building Regulations. This policy adds that accommodation for specific groups will be dealt with through district Local Plans.
- 4.30 **Policy JP-H4: Density of New Housing** – sets out standards for the density of residential development depending on the location.
- 4.31 **Policy JP-G7: Trees and Woodland** – this policy supports the delivery of PfE's aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly

increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them

- 4.32 **Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity** – through local planning and associated activities a net enhancement of biodiversity resources will be sought.
- 4.33 **Policy JP-P1: Sustainable Places** – this policy supports PfE’s aim for Greater Manchester to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the key attributes that all development, wherever appropriate, should be consistent with, including: distinctiveness, resilience, adaptability, durability, resource-efficiency, safety, functional and convenient inclusive design, well-connected, comfortable and inviting, and well-served.

ROCHDALE CORE STRATEGY (ADOPTED OCTOBER 2016)

- 4.34 The Rochdale Core Strategy was adopted in October in 2016 and provides a strategic framework for the Boroughs future development needs up to 2028. The Strategy includes plans to deliver:
- 460 new homes a year between 2012–2028
 - 210 hectares of employment land
 - The extension of the East Lancashire Railway to Castleton Station
 - Park and Ride facilities at train stations and Bee Network tram stops across the borough
 - Protection from development on certain land, such as the green belt, valued land, heritage assets and conservation areas
- 4.35 Rochdale Borough Council’s spatial vision for Rochdale borough is by 2028 *‘...to become a prosperous borough: to grow our economy and develop our place through co-operation and partnership, improving the lives of local people.’*
- 4.36 The following key policies are considered relevant to this application:
- 4.37 **Policy SD1: Delivering sustainable development** – this policy encourages the decision maker to take a positive approach that reflects the presumption in favour of sustainable development, to work proactively with applicants to jointly find solutions, which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 4.38 **Policy SP1: Rochdale borough’s role in the city region** – Rochdale Borough will contribute to the success of the Manchester city region and the North-West by playing its part in the delivery of sustainable development and investment that meets national and sub regional objectives for housing and employment growth. Including the provision of improved housing quality and choice by working with private and public sector partners, and promoting the borough as an attractive location in terms of housing.

- 4.39 **Policy SP3/R: The strategy for Rochdale** – this policy supports the priorities to transform Rochdale town centre and deliver key regeneration areas including delivering new quality homes to widen housing choice.
- 4.40 **Policy C1: Delivering the right amount of housing in the right places** – this policy supports the delivery of at least 460 net additional dwellings per year up to 2028 to assist in the creation of successful, inclusive and mixed communities and meet the housing needs of the borough. New homes will be delivered through existing commitments and identified sites, mixed use developments and specific site allocations in the Allocations Development Plan Document.
- 4.41 **Policy C3: Delivering the right type of housing** – this policy supports the delivery of the right types of homes, well designed and built to appropriate densities, to meet the overall needs and aspirations of the borough. This policy therefore seeks to ensure that new development provides housing types that take account of local needs and aspirations and promotes densities that make efficient use of land whilst delivering a range of housing to widen choice in the borough and reflect local character.
- 4.42 **Policy C4: Providing affordable homes** – this policy seeks affordable housing on all developments of 15 dwellings or more. Rochdale will seek a contribution to affordable housing of 7.5% of the development sales value of the overall scheme. Affordable housing should be provided on-site, or provided off-site via a financial contribution in exceptional circumstances.
- 4.43 **Policy C6: Improving health and wellbeing** – this policy seeks to improve people's health and well being and reduce health inequalities. In housing terms, this will be through providing an appropriate number of good quality and affordable homes with a mix of tenures in areas of greatest need, dealing with empty homes and bringing them back into use and tackling overcrowding issues with the right size and range of homes for every need.
- 4.44 **Policy P1: Improving Image** – this policy seeks high quality design in all new developments.
- 4.45 **Policy P2: Protecting and enhancing character, landscape and heritage** – this policy seeks development to protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes.
- 4.46 **Policy P3: Improving design of new development** – this policy requires all new developments, including associated landscaping, regardless of location in the borough, to adhere to high standards of design.
- 4.47 **Policy G1: Tackling and adapting to climate change** – this policy outlines the requirements that new developments are expected to incorporate to address climate change.

- 4.48 **Policy G2: Energy and new development** – all new development will be expected to adhere to the national energy hierarchy to ensure this policy reflects national policy, targets and requirements for that type of development.
- 4.49 **Policy G7: Increasing the value of biodiverse and geodiversity** – this policy ensures that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection. Opportunities for enhancing biodiversity and geodiversity, creating new sites and features of interest and improving opportunities for public enjoyment will be supported. No development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development in the borough should result in a net gain.
- 4.50 **Policy G8: Managing water resources and flood risk** – this policy ensures that new development (including flood risk mitigation measures) does not lead to any form of increased flooding locally or further downstream, does not impede natural water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flood risk, is itself well protected from flood risk and ensures prudent use of water resources.
- 4.51 **Policy G9: Reducing the impact of pollution contamination and land stability** – this policy seeks to ensure that all forms of pollution, contamination and land instability is reduced.
- 4.52 **Policy T2: Improving accessibility** – this policy supports development that offers greater access for all forms of travel, to help assist the borough's continuous improvement to becoming more sustainable, healthier, greener and prosperous.
- 4.53 **Policy DM1: General development requirements** – this policy outlines the general development requirements for all new developments, including (but not limited to), ensuring high quality design, mitigating against noise, air, dust, light, odour and traffic pollution, minimising opportunities for crime etc.
- 4.54 **Policy DM2: Delivering planning contributions and infrastructure** – for new residential development, unless on site / other provision is made, the Council will seek contributions for: Affordable housing (C4); Open space provision and maintenance (G6); Health and well-being (C6); d. Education facilities (C7); and/or e. Community facilities (C8).

ROCHDALE UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

- 4.55 The Rochdale Unitary Development Plan (UDP) was adopted in June 2006 and has been partially saved beyond its expiry date of 2016 following a formal direction issued from the Secretary of State. In accordance with paragraph 213 of the NPPF, the weight to be attributed to the 'saved' policies depends upon their degree of consistency with the NPPF. The only saved UDP policy relevant to this current application is Policy EC/2. The UDP will remain in place until the Allocations Development Plan is adopted.
- 4.56 The application site is designated within an 'Primary Employment Zone' under Policy EC/2. Policy EC/2 states:

'Within Primary Employment Zones development and change of use, for industrial, business and warehouse uses (Use Classes B1, B2 and B8) will be permitted where proposals:

- (a) Are of an appropriate scale and character to the area;
- (b) Will cause no unacceptable environmental or amenity problems in the employment area or adjoining areas; and
- (c) Will cause no unacceptable traffic problems and have adequate on-site provision for parking, servicing and manoeuvring.

Other uses will not be permitted unless it can be shown that they are ancillary and complementary (both in terms of size and function) to the industrial and business nature of the employment area.'

DRAFT LOCAL PLAN

- 4.57 Rochdale Borough Council are currently undergoing their new local plan exercise. In December 2025, the Council sought views on a Regulation 18 draft local plan, with the consultation closing on 5th February 2026. Rochdale are currently reviewing consultation responses with a goal to prepare a final version of the Local Plan for consultation in Summer 2026.
- 4.58 As outlined above, as part of the emerging local plan process, Rochdale Council are preparing an Allocations Plan which, once adopted will supersede the UDP, and provide detailed planning policies, area designations and site allocations for specific types of developments, including new housing developments, up to 2028. Whilst it is noted that the emerging Allocation Plan is at an early stage and as such in accordance with paragraph 48 of the NPPF should be given limited weight, it is highlighted that the draft Allocations Plan does propose to allocate the application site for residential development. The Allocations Plan also promotes the use of brownfield sites as the main areas to develop on.
- 4.59 The site has been allocated the [reference 'Site Reference: AL/HOU/52 – Dunlop, Royle Barn Road, Castleton, Rochdale,'](#) and the area of the allocation is outlined in Figure 4.1. As the Figure illustrates, the southern area of the allocation has been developed, as per planning application ref 18/O1399/FUL

Figure 4.1: Emerging Residential Allocation



- 4.60 Listed below are relevant housing policies outlined in the draft local plan:
- 4.61 **Policy H1: Delivering the Right Amount of Housing in the Right Places** – this policy outlines how the adopted housing target for Rochdale within policy JP-H1 of PfE will be delivered within the borough. The borough will provide sufficient land to deliver at least 616 net additional dwellings per year up to 2039 to assist in the creation of successful, inclusive and mixed communities and meet the housing needs of the borough.
- 4.62 **Policy H2: Delivering the Right Types of Homes** – this policy will help deliver the right types of homes, well designed and built to appropriate densities, to meet the overall needs and aspirations of the borough.
- 4.63 **Policy H3: Providing Affordable Homes** – this policy requires 20% affordable housing on all developments of 10 dwellings or more.
- 4.64 **Policy H5: Housing for Older People and People with Disabilities** – The Council will support the delivery of homes for older people and people with disabilities provided they meet the following criteria:
- a. *The need for the type and tenure of accommodation proposed in the area is demonstrated;*

- b. The homes are built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable, in accordance with PfE Policy JP-H3;*
- c. In the case of proposals for 'retirement living' (e.g. over 55's accommodation) an element of affordable housing is provided in accordance with policy H3;*
- d. The scale, design and layout of the proposed development takes account of the surrounding area having regard to local character and land-use;*
- e. The site offers easy access to community facilities, local services, open space and public transport;*
- f. The proposal provides sufficient car parking for occupiers (dependant on the nature of the development), staff (in the case of C2 use) and visitors; and*
- g. The proposal is designed to reflect relevant best practice. This should include the Housing our Ageing Population Panel for Innovation (HAPPI) ten key design elements for those types of accommodation to which this standard applies.'*

OTHER MATERIAL CONSIDERATIONS

4.65 Other material policy considerations include:

- National Planning Practice Guidance;
- Provision of Recreational Open Space in New Housing SPD (2008, updated 2017);
- Biodiversity and Development SPD (2008, updated 2017);
- Guidelines and Standards for Residential Developments SPD (2016);
- Climate Change Adaptation SPD 2012);
- Public Realm Design Guide SPD (undated);

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

- 4.66 The NPPG is a material consideration in the determination of planning applications. It states that good design is integral to sustainable development, and requires the creation of places that work well for everyone and are adaptable for the long term. Developments should be functional, adaptable, resilient, distinctive in character and permeable to movement.
- 4.67 In relation to brownfield sites, local planning authorities should seek to work with interested parties to promote their redevelopment. To incentivise brownfield land being

brought back into use, local authorities should take a flexible approach in seeking planning obligations and other contributions to ensure the combined total does not make the proposal unviable.

PROVISION OF RECREATIONAL OPEN SPACE IN NEW HOUSING SPD (2008, UPDATED 2017)

- 4.68 The SPD was updated in January 2017.
- 4.69 All developments of less than 100 bedrooms in total will be expected to make financial contributions in respect of the offsite provision / improvement of recreational open space. The requirements of this document are based on the Council's standards for recreational open space, which relate to specific areas per 1000 population; the Council will apply the provisions of this document on the basis of an estimated population for each development, which will equate to the number of bedrooms in the development (1 person per bedroom). On-site provision is not required. However, developments which do not provide private gardens for all dwellings (e.g. apartments) will be expected to provide an element of viable and useable amenity open space, which is land suitable for passive creation, and should generally form about one third of the site when taken together with the landscaped areas.

BIODIVERSITY AND DEVELOPMENT SPD (2008, UPDATED 2017)

- 4.70 The Biodiversity and Development SPD overall objective is to ensure that no net loss of ecological interest or assets occurs, and that opportunities to enhance the interest are incorporated into development proposals where possible.

GUIDELINES AND STANDARDS FOR RESIDENTIAL DEVELOPMENTS SPD (2016)

- 4.71 The purpose of this SPD is to assist in the process of ensuring high quality design for residential development throughout the Borough and to supplement the Development Management policies and other policies contained within the adopted Unitary Development Plan and emerging Core Strategy. The guidance focuses on specific design issues it is considered should be addressed by developers in formulating development proposals.
- 4.72 In terms of bin storage, residential properties should include space for bins to be stored out of public view and should be stored to a rear of a property away from the streetscene or in a designated, screened location. Guidance on the volume of bin storage for domestic refuse and recycling containers for apartments is provided at Figure 13.
- 4.73 Parking areas should be designed in such a way as to present parked cars dominating the streetscene and prevent cars overhanging the public highway. All new car parking spaces should be at least 2.4m width by 4.8m in length. Hardstanding created should be porous or it should drain to a porous area.

- 4.74 The impact of new developments upon underground utilities infrastructure should be taken into consideration.
- 4.75 The following minimum interface distances will be applied:
- 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;
 - 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room
 - 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.
- 4.76 Where buildings of three or more storeys are proposed, or there is a marked difference in levels, it may be necessary for the minimum distances set out in (ii) and (iii) above to be increased. Exceptions may be acceptable in some circumstances and applications will be considered on their individual merits.

CLIMATE CHANGE ADAPTATION SPD (2012)

- 4.77 The SPD sets the scene in terms of evidence that climate change is already happening, and provides projections for future weather trends and likelihood of extreme weather events. These may have potential impacts on people's health, livelihoods and biodiversity and habitats. The location of new development is important in this respect, reusing a brownfield or contaminated site, and making the best use of a building's footprint.
- 4.78 Proposals for new developments will be expected to demonstrate how the overall layout and massing of the development:
- Does not increase the flood risk and where possible reduces risk; Utilises passive systems such as orientation and solar gain to control building temperatures;
 - Orientates streets and open spaces in a way that takes climate change into account (e.g. maximise shading opportunities and the need to catch breezes but to avoid heavy winds);
 - Maximises natural ventilation; Shows that the development has been designed around green space and natural vegetation / natural features, rather than vice versa; and
 - Takes account of the increased risk of subsidence
- 4.79 In terms of the impact on the built environment, the SPD describes a range of elements that should be considered in the design.
- 4.80 New development should use materials which prevent overheating in summer, maintain thermal comfort all year round, have an external envelope that can cope with high wind,

drainage systems that cope with more intense rainfall, and maximise insulation and air tightness of the building envelope.

- 4.81 Applicants should be required to demonstrate how they have taken the following into account in the design of new buildings:
- natural ventilation;
 - appropriate storage of waste;
 - louvres and shutter systems;
 - provision of bird and bat boxes;
 - Green roofs and walls (to be considered for buildings providing 5 or more residential houses)
- 4.82 For domestic properties water consumption must be equal to or less than 90 litres/person/day as calculated by the Water Efficiency Calculator for New Dwellings.
- 4.83 Sustainable Urban Drainage Systems (SUDS) must be specified to ensure no discharge to watercourses (natural or municipal). Developers should liaise with the Local Planning Authority and the Environment Agency, and SUDS should comply with national standards.

PUBLIC REALM DESIGN GUIDE SPD (UNDATED)

- 4.84 The SPD was adopted by Rochdale and Oldham jointly, and sets out principles for public realm design. The SPD is part of the wider urban design guide SPD suite (summarised below).
- 4.85 The development must respond to and reinforce local character — materials, massing, scale and landscape should reflect the existing townscape of Rochdale. A scheme of this scale has the potential to either positively anchor or negatively disrupt local character, so design quality is critical. New places can create their own positive character if well designed.

SUMMARY

- 4.86 This chapter has identified a series of legislative requirements, policy documents, guidance and other material planning considerations to be taken into account when determining this application. The weight to be attributed to the policies and guidance differs between documents and is ultimately a matter of the planning judgement for the decision-taker. The following chapter considers the proposals in the context of the key policies which are relevant to the application site.

5. Planning Assessment

5.1 This section considers the principle of development and other considerations which are material to the determination of the application, as follows:

- The principle of development
- Housing need
- Affordable housing
- Re-use of brownfield land
- Design and dwelling mix
- Amenity
- Technical assessment:
 - Flood Risk and Drainage
 - Highways and Access
 - Ground Conditions
 - Ecology
 - Biodiversity Net Gain
 - Arboriculture
 - Landscape
 - Climate Change

PRINCIPLE OF DEVELOPMENT

5.2 This site is designated within a 'Primary Employment Zone' for industrial, business and warehouse uses (Use Classes B1, B2 and B8) will be permitted where proposals:

- (a) Are of an appropriate scale and character to the area;
- (b) Will cause no unacceptable environmental or amenity problems in the employment area or adjoining areas; and
- (c) Will cause no unacceptable traffic problems and have adequate on-site provision for parking, servicing and manoeuvring.

5.3 As per Policy EC/2 (Primary Employment Zones), it states that *'...other uses will not be permitted unless it can be shown that they are ancillary and complementary (both in terms of size and function) to the industrial and business nature of the employment area.'*

- 5.4 The site has however been allocated as part of the emerging local plan and allocations plan, as per site reference: *'AL/HOU/52 – Dunlop, Royle Barn Road, Castleton, Rochdale,'* which also includes the site boundary of the housing development permitted (and since implemented), as per planning application ref 18/01399/FUL. It is therefore concluded that the application site has been in principally accepted for residential use.

HOUSING NEED

- 5.5 As per Policy JP-H1 (Scale, Distribution and Phasing of New Housing Development), and discussed throughout the PfE, there is an overwhelming support for additional housing within Greater Manchester and high-density residential development is highly encouraged in the most sustainable locations to help meet housing need.
- 5.6 As outlined within the PfE, Greater Manchester is home to around 2.8 million people and has seen an increase of almost 200,000 residents in the last decade. The population of Greater Manchester is forecast to have grown by around another 195,000 people by 2039 (of which just over 177,000 will be within the nine districts making up the PfE Plan area). This growth, in turn, will contribute to a significant increase in households. Additionally, 66% of the population growth is expected to be in those aged 65 and over, and approximately 40% of the growth will be amongst those aged 75 and over. Growth in the working age population (18-64) will be lower (approximately 38% of the total growth), but still significant at around 75,000.
- 5.7 This concentration of growth is likely to continue in the future, with Manchester, Salford and Rochdale forecast to account for around 47% of Greater Manchester's population growth over the period up to 2039. The highest levels of population growth across Greater Manchester are projected to be in the two cities Manchester (34,000 increase in residents) and Salford (31,700). The next largest increases are projected to be in Rochdale (19,800) and Oldham (17,600).
- 5.8 In terms of Rochdale's Core Strategy, as per Policy C1 (Delivering the right amount of housing in the right places), this policy supports the delivery of at least 460 net additional dwellings per year up to 2028 to assist in the creation of successful, inclusive and mixed communities and meet the housing needs of the borough. New homes will be delivered through existing commitments and identified sites, mixed use developments and specific site allocations in the Allocations Development Plan Document.
- 5.9 Additionally, as per emerging Policy H1 (Delivering the Right Amount of Housing in the Right Places), the themes of the PfE have been identified. This policy outlines how the adopted housing target for Rochdale within policy JP-H1 of PfE will be delivered within the borough. The borough will provide sufficient land to deliver at least 616 net additional dwellings per year up to 2039 to assist in the creation of successful, inclusive and mixed communities and meet the housing needs of the borough. This requirement is also outlined within the Housing Topic Paper which forms the evidence base for the emerging local plan.
- 5.10 Based on the above evidence, there is a clear housing need for Rochdale due to the population growth forecast. Additionally, population growth is expected highest for those aged 65 and over. The proposed development will therefore be able to facilitate this need, if required, due to the futureproofed design.

AFFORDABLE HOUSING

- 5.11 As per Policy C4 (Providing affordable homes), Rochdale will seek a contribution to affordable housing of 7.5% of the development sales value of the overall scheme. Affordable housing should be provided on-site, or provided off-site via a financial contribution in exceptional circumstances. Due to the scheme being over 15 dwellings, the applicant accepts that Policy C4 applies to the proposed development and continued negotiation will be had with the Council's Housing Team.

RE-USE OF BROWNFIELD LAND

- 5.12 Additionally, the optimal reuse of a prominent and accessible brownfield site is fully in alignment with national and local policy objectives of making best use of land, as per Policy JP-S1 (Sustainable Development), which emphasises the need to make as much use as possible suitable previously-developed brownfield land to meet development needs, and paragraph 125 of the NPPF, which outlines that decisions should give substantial weight to the value of using brownfield land, with the development of underutilised land should be promoted and supported, especially where it would help to meet identified needs for housing. The principle of the use of the site therefore fully aligns with sustainable development objectives in this regard.
- 5.13 The PfE also expressed the work that Great Manchester Authorities have done to maximise the supply of brownfield land, as the below states:

'Districts have looked to maximise the contribution of brownfield land by applying higher densities in the most accessible locations, reviewing the employment land supply and seeking to identify more opportunities in our town centres. By working together the nine districts have been able to maximise the supply of the brownfield land at the core of the conurbation and limit the need extent of Green Belt release. The majority of development between 2022 and 2039 (the "plan period") will be on land within the urban area, most of which is brownfield land. Within the plan period around 90% of housing, 98% of offices and 51% of industrial and warehousing development is within the urban areas.'

- 5.14 As the above states, there is a strong focus in the PfE on directing new housing towards previously-developed sites within the existing urban area. This will help to address existing dereliction and poorly used sites. Additionally, it has been acknowledged that previously developed sites are often in relatively sustainable locations, close to facilities and served by existing infrastructure, and hence their reuse for housing can support wider objectives. Policy JP-H4 (Density of New Housing) will ensure that the most is made of such sites, particularly in more accessible locations, further reducing the need for additional land release.

DESIGN AND DWELLING MIX

- 5.15 As per Policy P3 (Improving design of new development), which requires all new developments to adhere to high standards of design, consideration has been given to the elevational treatment of the apartment building, with a grid-based façade design that wraps the building with a zinc top floor to add contrast to the overall appearance with the building flanked on both ends by a glazed staircase.

The central entrance is signified by the variation in façade design, allowing for ease of navigation, creating a focal point to this strategic positioned site.

5.16 The key design principles being as follows:

- Low maintenance materials to give long-term durability and good weathering performance.
- Materials to reflect the surrounding area, and the addition of zinc adds a contemporary approach to design, whilst reflecting the neighbouring properties and their tiled roofs.
- Utilise trees to contrast visually with the building finish for additional aesthetic.

5.17 Contrast bricks have been used vertically to help break up the massing of the building. A key focus of the building's design is the site's location, being a key focus point on a primary route to a former industrial town, therefore, traditional materials and nods to local vernacular have been incorporated, as per Policy P1 (Improving Image).

Mix

5.18 Policy C6 (Improving health and wellbeing) seeks to improve people's health and well being and reduce health inequalities. In housing terms, this will be through providing an appropriate number of good quality and affordable homes with a mix of tenures in areas of greatest need, dealing with empty homes and bringing them back into use and tackling overcrowding issues with the right size and range of homes for every need.

5.19 The proposed development comprises the construction of 75 apartments, comprising:

- 38 x no. 1 bedroom, 2 person apartments
- 37 x no. 2 bedroom, 3 person apartments

5.20 Policy C3 (Delivering the right type of housing) supports the delivery of the right types of homes, well designed and built to appropriate densities, to meet the overall needs and aspirations of the borough.

5.21 This policy therefore seeks to ensure that new development provides housing types that take account of local needs and aspirations and promotes densities that make efficient use of land whilst delivering a range of housing to widen choice in the borough. This development has been designed with futureproofing in mind. Although Use Class 3, extra care light facilities have been incorporated into the design, to allow the apartments to cater for residents with additional care needs if required.

5.22 Additionally, although not yet adopted, it is recognised that Policy H5 (Housing for Older People and People with Disabilities) is stated in Rochdale's relatively advanced emerging local plan. This policy supports the delivery of homes for older people and people with disabilities. It is therefore evident that Rochdale have identified the future need, for which this proposed scheme would help to address. The dwellings have also been designed and built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations in accordance with PfE Policy JP-H3 (Type, Size and Design of New Housing).

AMENITY

Air Quality

- 5.23 Policy JP-S5 (Clean Air) of the PfE and Policy G9 (Reducing the Impact of Pollution, Contamination and Land Stability) support improvements in air quality, focusing particularly on locations where people live. This application is supported by an Air Quality Assessment produced by Redmore Environmental, which has assessed the potential impacts on air quality during the construction and operational phase of development.
- 5.24 In terms of impact during the operational phase, due to the low number of vehicle movements generated by the development, road traffic exhaust impacts were predicted to be not significant.
- 5.25 In terms of impact during the construction phase, potential residual impacts from dust generated by earthworks, construction and trackout activities, following implementation of the relevant mitigation was predicted to not be significant. These were assessed in accordance with the IAGM methodology.
- 5.26 A Construction Environmental Management Plan will be produced prior to construction and discharged via a suitably worded planning condition.

Noise

- 5.27 Policy DM1 (General development requirements) outlines the general development requirements for all new developments, including (but not limited to), ensuring high quality design, mitigating against noise, air, dust, light, odour and traffic pollution, minimising opportunities for crime etc. An External Building Fabric Assessment has therefore been undertaken by RBA Acoustics, which confirms that all internal noise criteria can be achieved with standard thermal double glazing to all habitable rooms on the northern and southern facades.
- 5.28 A Construction Environmental Management Plan will be produced prior to construction and discharged via a suitably worded planning condition

Daylight Sunlight

- 5.29 In light of Policy DM1, a Daylight Analysis has been undertaken by Energy Counsel, which assessed the quantity and quality of daylight and sunlight received by the proposed development. The Assessment concludes that in respect of the proposed development, the daylight and sunlight amenity to the new dwellings is in accordance with the current BRE BR209 guidance for the bedroom areas. However, the living room areas fall short of the minimum requirement for Daylight Illuminance in most of the areas assessed, and Probable Sunlight Hours for 50% of the Apartments as they are North facing. The position and orientation of the building is dictated by the site levels, which is unavoidable.

Crime

- 5.30 In light of NPPF paragraph 136, which requires developments to be safe, inclusive and accessible, which promote health and wellbeing and amenity, and where the fear of crime does not undermine quality of life, this application is supported by a Crime Impact Assessment, undertaken by Dobson Owens. The proposed development has therefore been assessed against the existing crime environment and the potential concerns created by the proposed site. It is concluded that due to its current vacant and poor aesthetic condition and the similar developments and residential population in the area, this proposal will not negatively impact crime. Indeed, the provision of a formal site containing well-maintained properties will likely have a positive influence on aesthetics and the perception of crime, as well as reducing opportunities for crime. Secured by Design standards have been reflected through the proposed design.

TECHNICAL ASSESSMENT

Flood Risk and Drainage

- 5.31 As per Policy G8 (Managing water resources and flood risk), and Section 14 of the NPPF, a Flood Risk Assessment and Drainage Strategy, undertaken by Shape Engineering, supports this application and confirms that proposals will not increase flood risk to the site and surrounding areas. An in principle strategy is proposed, with surface water and foul water proposals being subject to approval and agreement with the EA, LLFA and Sewerage Undertaker.
- 5.32 In summary, with regards to surface water, as there are no watercourses within the vicinity of the site, it is not considered feasible to discharge surface water runoff from the site via a waterbody. Attenuation storage will be provided in the form of 3no. attenuation tanks to accommodate the development, and additional storage will be provided in the form of 750mm oversized pipes to accommodate surface water prior to entering attenuation tank storage. SuDs features are to be used on site with being implemented in the strategy to reduce surface water runoff rates. The discharge from the site will be controlled by 2no. flow control units.
- 5.33 With regards to foul water, flows are to be collected via a traditional piped network and connect into the existing foul water sewer in Royle Road. The proposed peak flow is 3.6l/s, as per the 4000 litres per dwelling per day method.

Highways and Access

- 5.34 As per Policy T2 (Improving accessibility) and Section 9 of the NPPF, a Transport Statement has been undertaken by Ashley Helme and presents analysis of the traffic impact of the proposed development on the local highway network. The proposed development is estimated to 23 and 19 two-way trips in the AM & PM peak hours respectively. It is therefore concluded that the proposed development will not lead to a material impact on the local highway network.
- 5.35 The Site will gain access from a newly formed priority-controlled junction with Royle Road. Swept path analysis has been undertaken which confirms that the proposed access and internal layout can accommodate the tracking movements of a refuse vehicle.

- 5.36 A provision of 74 spaces, including 6 disabled spaces is proposed. The parking provision is lower than the level requested by Rochdale Borough Council parking standards, however, there are constraints on the Site that restrict the possibility of increasing parking provision. The Site is located in a sustainable location with a range of local amenities and alternative, sustainable transport options available to residents.

Ground Conditions

- 5.37 As per Policy G9 (Reducing the impact of pollution contamination and land stability), a Phase 1 Geoenvironmental Site Assessment produced by e3p has been produced and confirms that the site is comprised of two reinforced engineered slopes, with a plateau in the centre. The site has recently undergone retaining and engineering works to create the reinforced slope, with a combination of retaining walls, geogrid and compacted layers of site won and imported materials.
- 5.38 Historical mapping also suggests that mapping dated circa 1928 shows the southeastern corner of the site being occupied by part of the adjacent Dunlop Mill. Recent aerial photography shows the former cotton mill having been demolished with earthworks on the reinforced slope being undertaken.
- 5.39 The Assessment concludes that due to the made ground associated with former development, a carefully designed intrusive site investigation is recommended so as not to damage geo-grid membranes and therefore not to compromise slope stability. Investigation is needed to assess the level of contamination within soils and groundwater, and to assess the risk from ground gas. This will form the Phase 2 intrusive works, which will form part of a suitably worded planning condition.

Ecology

- 5.40 As per Policy G7 (Increasing the value of biodiverse and geodiversity) and Section 15 of the NPPF, the site was subject to an extended Phase 1 Habitat Survey, produced by Ascerta. During the survey and following a review of historical species records, a number of subsequent recommendations and mitigation measures are proposed in relation to it birds and hedgehogs. Measures include the production and implementation of a Hedgehog RAMS, production of an Invasive Species Method Statement, enhancing the site for species through appropriate landscape planting that includes native, species-rich hedgerows, trees and areas of wildflowers plus provision of integrated bat and bird features within newly constructed buildings (as captured within the Landscape Masterplan), and the production of a Construction Environmental Management Plan, which will be produced during the post-submission / condition stage.

Biodiversity Net Gain

- 5.41 As per Policy G7 (Increasing the value of biodiverse and geodiversity) and Section 15 of the NPPF, a Biodiversity Impact Assessment has been produced by Ascerta and details the existing baseline and proposed value, based on the proposed development.

Arboriculture

- 5.42 As per Policy JP-G7 (Trees and Woodland), an Arboriculture Impact Assessment has been produced by ACS Consulting and confirms that the loss of low graded self-set pioneer trees as an individual and a small group, will be lost. There is therefore no loss of highly desirable trees.

Landscape

- 5.43 A Landscape Strategy and Landscape Management Plan has been produced by Trevor Bridge Associates. The Landscape Management Plan relates to all areas of landscape within the proposed development and sets out the management intentions and the necessary operations required to enable the management company to satisfactorily look after the site once the landscape works are implemented.
- 5.44 The following landscape elements are proposed within the site:
- Heavy standard and feathered tree planting
 - Native shrub (scrub) planting
 - Hedge planting
 - Ornamental shrub planting
 - Grass (Turf and Seed Mix)
 - Wildflower meadow/wildflower (Emorsgate EM2)

Climate Change

- 5.45 As per Policy G1 (Tackling and adapting to climate change) and as per compliance with Greater Manchester Combined Authority's PFE Design Guidance for Net Zero requirements, a Life Cycle Assessment has been prepared by Element Sustainability. This assessment aims to show compliance with the net zero design and carbon reporting requirements set out in the 2025 guidance.

6. Conclusion

6.1 This Planning Statement has been prepared on behalf of the applicant, BMC Rochdale Limited. It has described the proposals and set out the planning policy framework against which they will be assessed.

6.2 The description of development is:

'The construction of 75 self-contained apartments (Use Class C3), comprising 38 No.1-bedroom apartments and 37 No.2-bedroom apartments, with extra care light facilities, residents' facilities, associated landscaping, parking, a new access and internal access road.'

6.3 Section 38(6) of the Planning and Compulsory Planning Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. Case law has established that a proposal does not have to accord with each and every policy to be considered to be in accordance with the Development Plan when read as a whole.

6.4 As demonstrated in this Statement the application proposals accord with the relevant policies of the Development Plan, when read as a whole, and should therefore be approved without delay in accordance with the NPPF.

6.5 Notwithstanding the above, if the Council does identify conflict with any policies of the Development Plan, the potential harm is clearly outweighed by the substantial economic, social and environmental benefits, as set out below:

Economic Benefits:

- Support for a number of other off-site employment opportunities in the building trade;
- Provide a significant investment into the local area through the construction process;
- Support business creation in the area. The additional housing is expected to accommodate around no.187 new residents; it is anticipated some of these new residents will support new business creation in the area through off-site spending;
- Generate increased spending in the local area and subsequent job creation;
- Contribution to Rochdale's 5-year housing land supply to build a strong, responsive and competitive economy via the provision of much needed additional homes in the Borough.

Social benefits:

- Deliver well designed inclusive and futureproofed housing for the local community, which addresses a growing need within the Borough;
- The creation of a high-quality development will increase the range and type of properties available to local residents, enhancing choice, diversity and competition;
- Providing life to a redundant, brownfield site. Providing greater activity and overlooking of existing streets will reduce the potential for crime and fear of crime; and
- Delivery of a sustainable development which has good access to jobs, shops, services and transport links.

Environmental Benefits:

- Provision of open space and landscaping enhancements which will in-turn create biodiversity net gain;
- Deliver the redevelopment of a vacant site which will (1) include remediation and clean-up, (2) allow the regeneration of a prominent site, and (3) significantly enhance the physical appearance of the local area;
- Deliver a scheme which ensures efficient use of land by maximising its development whilst taking into account key site opportunities and constraints, delivering a viable scheme.

- 6.6 In summary, the proposed development represents a highly sustainable form of development on a vacant under-utilised site which will deliver much needed housing for Rochdale. The scheme proposals fully accord the Development Plan and associated supporting planning guidance therefore should merit the granting of Planning Permission.
- 6.7 The proposals have been considered against the policies of the current development plan and national government policies and guidance, and have been found to align. The NPPF is clear that there is a 'presumption in favour of sustainable development' running through the decision-taking process. The proposed development is consistent with the NPPF's core principles; has been designed to a high standard and makes use of brownfield land.
- 6.8 Statute requires that this application be determined in accordance with the development plan unless material considerations dictate otherwise. This proposal satisfies all relevant national and local policy considerations.