

Officer Report

Case Reference: 25/01024/FUL
Location: 1 Oldham Road Rochdale OL16 1UA
Proposal: Change of use from public house to 9 bed HMO (Sui Generis) and erection of three storey side and rear extension including extension and alterations to existing roof and fenestration
Recommendation: Approve with Conditions
Officer: Anna Hayes

SITE

This application relates to No. 1 Oldham Road, the Cask and Feather public house. The site is located within the Rochdale Town Centre Conservation Area, within the Main Town Centre, and is located close to the Grade II Listed 24 Baron Street and a number of locally listed buildings. The building itself is considered as a non-designated heritage asset and features a unique stone façade to the front elevation. The building is a typical example of a local nineteenth century two storey structure, with a simple blue slate roof, traditional configuration and a small courtyard with ancillary buildings to the rear.

The ground floor operates as a public house, with assumed ancillary accommodation at first floor. Planning permission has been more recently granted for external works to the building, including a three-storey side extension, two storey rear extension and roof works, to convert the upper floors of the public house to hotel room accommodation.

At the time of the Officers site visit, development had commenced on planning permission 21/00976/FUL but works and the conversion were not complete.

No dedicated off-street parking is available.

PROPOSAL

Planning permission is sought for the change of use of 1 Oldham Road from a public house to a 9 bed HMO (Sui Generis) and the erection of a three-storey side and single storey rear extension, and alterations to existing roof and fenestration.

Each of the 9 bedrooms would include en-suite bathrooms, ranging in room size from 21.76m² up to 29.59m². The proposed communal area comprises of a large kitchen, dining and living space (48m²) with an outdoor courtyard.

The roof works comprise raising the eaves and ridge height to create a second-floor level. The proposed three storey side extension would match this new ridge height (measuring 9.94m high above ground level - as taken from the side elevation). A new single storey

rear extension is proposed to create a dedicated bin and service store within the existing courtyard to be used as outdoor amenity space. Six roof lights are proposed to the front and rear elevations.

Materials are proposed to match the existing including natural stone with render finish to the external elevations with natural slate roof tiles.

RELEVANT PLANNING POLICY

National Guidance

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

JP-P5 Education, Skills and Knowledge

Connected Places

JP-C1 An Integrated Network

JP-C6 Walking and Cycling

JP-C8 Transport Requirements of New Development

Rochdale Core Strategy (CS)

SO1 To deliver a more prosperous economy

E1 Establishing thriving town, district and local centres

E5 Encouraging the visitor economy

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places

C6 Health and well-being

C8 Improving community, sport, leisure and community facilities

SO3 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

G8 Managing water resources and flood risk

G9 Reducing the impact of pollution, contamination and land instability

G10 Managing mineral resources

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

G/S/1 Hierarchy and Role of Centres

BE/17 New Development Affecting Conservation Areas

R/3 Drake Street Physical Regeneration Area, Rochdale

RELEVANT SITE HISTORY

91/D26397 Single storey rear extension to existing public house – Approved

16/00514/FUL Creation of a 9no. bedroom bed and breakfast accommodation, to the first and second floor, front and rear dormer extensions together with the removal of chimney – Refused.

17/00753/FUL Creation of a 9no. bedroom bed and breakfast accommodation on the first and second floor, including three storey side extension, first floor rear extension and rear dormers together with the removal of chimneys and an increase in the height of existing roof to facilitate loft conversion (Resubmission of 16/00514/FUL) – Refused.

19/01333/FUL Conversion of premises from Public House to mixed use of Public House (A4)/Hotel (C1) including erection of a two-storey side extension and first floor rear extension with loft conversion and rear dormers – Refused for the following reason:

1. The proposed extensions to the rear of the property, due to their siting, flat roof design, window fenestration and scale, would appear unduly prominent, awkward and incongruous, and would have a detrimental impact upon the character and appearance of the conservation area (designated heritage asset) and the setting of the surrounding non-designated heritage assets, causing less than substantial harm through its siting and design. No public benefits have been identified which would outweigh the identified harm., This would be contrary to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy P2 of the adopted Rochdale Core Strategy, Policy BE/17 of the Rochdale Unitary Development Plan and guidance within the National Planning Policy Framework.

21/00976/FUL Change of use from public house to mixed use public house (sui generis) and hotel (Class C1) including extension to create second floor with rooms in roof space, erection of three storey extension to side and alterations to fenestration of north-west facing elevation – Approved

24/00655/DOC Submission of details to comply with conditions 3 (materials), 4 (windows and doors) and 5 (CMP) on planning permission 21/00976/FUL – Approved

CONSULTATION RESPONSES

Highways and Engineering

Confirms no objections to the proposal.

Environmental Health – Noise/ Odours

No comments received.

Conservation and Design

The proposed development would result in less than substantial harm to the significance of the designated and non-designated heritage assets. This harm could be partly mitigated by securing appropriate detailing, but the residual harm to significance would need to be weighed against any public benefits stemming from the proposals.

HMO – Strategic Housing

No objection to the proposal for the occupation of up to 18 persons subject to certain room sizes being met (Double occupant bedsits are required to be 20.4m² with ceiling height of 2.3m - required over at least 50% of the floor area).

Environmental Control – Landfill Gas

No comments received.

Transport for Greater Manchester (TfGM)

Land use team: no comments since no transport statement has been submitted but would recommend the provision of cycle storage on a 1 to 1 basis, secured with CCTV and lighting.

Metrolink team: no objections subject to conditions including the provision of a Construction Management Plan and a scheme for acoustically insulating the property against noise and vibration from the adjacent Metrolink line.

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%.

The proposal is exempt from BNG under the de minimis rule, as no habitat removal is proposed, and the site has zero baseline value (buildings and hardstanding only).

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 be 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 PpE and the NPPF.

ANALYSIS

Principle

The site is located within the Defined Urban Area, and within the main town centre, as identified by the Unitary Development Plan proposals map. UDP Policy G/D/1 states that the Council will encourage new development, wherever possible and appropriate, to be concentrated within the urban area in order to support urban regeneration and to protect the countryside.

The proposal seeks the change of use of the public house to a House in Multiple Occupation (HMO). Firstly, consideration needs to be given to the loss of the Public House as a community facility. Changes to the Use Classes Order have seen pubs (previously Class A4) now identified as a Sui Generis use, which requires planning permission in its own right. This is aligned to Government's narrative of protecting community facilities as identified within paragraph 98 of the NPPF, which states that decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

Public Houses are unique uses, and the associated loss of community use and culture is regrettable. In this regard, the applicant has submitted evidence to demonstrate that the use is no longer viable and has been subject to sustained decline, such that its continued use as a public house is no longer realistic. Whilst the loss of this public house is regrettable, it is accepted that the building, which is a non-designated heritage asset, is at risk of vacancy without an alternative use and could fall into disrepair. It therefore cannot be demonstrated that the local community's needs would be prejudiced through the resulting loss of the premises, as it is also noted that two other public houses are situated within around 300m of the application site - namely The Eagle and The Flying Horse Hotel. Hogarth's and The Regal Moon – JD Wetherspoon are also situated in proximity to the site within Rochdale Town Centre – around 400m from the site.

Whilst the loss of the community facility is acknowledged, the proposed residential use is considered acceptable in principle, noting the site's sustainable location with excellent access to services and public transport. The provision of HMO accommodation would contribute towards meeting housing need, particularly for smaller and more affordable forms of accommodation.

Subject to compliance with all other relevant policies, the development is therefore considered acceptable in principle.

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.

The application site is the Cask and Feather Public House, located on Oldham Road, at the junction with Drake Street. Drake Street was built circa 1800 to connect the newly built canal wharfs with the town centre. Buildings developed along Drake Street shortly afterwards, and development was largely complete by 1844. The Cask and Feather is one of several pubs to survive from the first phase of development in the early 19th century and was originally known as the Junction Inn. It is a two-storey building, with a slate roof and chimneys. Originally, it was likely brick but is now fully rendered and it has a distinctive projecting battlemented neo-Tudor frontage. This is a later alteration added between 1892 and 1910. The building is a surviving example of the early development along Drake Street and is characteristic of this development in terms of its scale, massing and form. For its architectural and historic interest, it has previously been identified as a non-designated heritage asset.

The site also lies within the Rochdale Town Centre Conservation Area. It is within the Regency Drake Street Character Area, which developed to link the canal wharfs and later the railway with the town centre. While the area has suffered from a lack of maintenance in places and unsympathetic alterations, the early 19th century street plan and many of its buildings are still legible. The Cask and Feather PH makes a modest, positive contribution to this part of the Conservation Area.

To the rear of the site lies 24 Baron Street. This is a rare surviving example of an early 19th century house and workshop and is listed at grade II for its special architectural and historic interest. It has group value with 24a Baron Street, a former 19th century stables and forge, which was for a time used by the Cooperative Society.

The proposal seeks the conversion of the public house into a 9-bedroom HMO with external works which are broadly in line with a scheme previously approved under application 21/00976/FUL, where it was accepted that the resulting less than substantial harm to designated and non-designated heritage assets would be outweighed by public benefits.

The current proposal differs slightly in that it removes the previously approved two-storey rear extension and replaces it with a more limited form of development. However, the main source of harm remains the changes to the roof, including the increased height, which would alter the building's proportions. The proposal would therefore result in less than substantial harm to the significance of designated and non-designated heritage assets.

In line with the Framework, this harm must be weighed against the public benefits of the proposal. In the view of Officers, it is a strong material consideration that planning permission has already been granted for similar roof works and side extension. From key viewpoints along Oldham Road and Drake Street, the development would appear the same as the approved scheme, meaning the visual impact has effectively already been accepted.

In addition, although the loss of the public house is regrettable, it has been shown that the use is no longer viable and is unlikely to continue. The proposal would bring the building back into an active and viable use, securing its ongoing occupation and maintenance. It would also provide 9 HMO units in a sustainable location, contributing to the supply of smaller and more affordable housing and making effective use of an existing building.

The proposed single storey rear extension would be of a smaller scale than the previously approved two storey rear extension and would be subservient in size and situated discretely to the rear elevation within the existing courtyard area.

Taken together, these benefits are considered sufficient to outweigh the identified less than substantial harm.

In summary, the proposed development would result in limited but less than substantial harm which would be outweighed by public benefits as identified above. The application is therefore in accordance with Sections 66 and 72 of the 1990 Act, Policies P2, P3 and DM1 of the CS, BE/17 of the UDP, 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 application provides for 9 bedrooms each with en-suites. All habitable rooms have access to natural light and ventilation. Units 07 and 08 within the roof space would each be served by a rooflight only; however, both rooflights would be south-east facing positioned at a lower point within the roof plane with a reasonable outlook and sky view, offering ventilation and sufficient daylight. Occupants would also not be limited to their bedroom with inclusive use of the rest of the building as part of their living accommodation. As a guide, the Nationally Described Space Standard (NDSS) requires that, in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m². In this instance, each of the 9 bedrooms would include en-suite bathrooms, ranging in room size from 21.76m² up to 29.59m². The Council's Strategic Housing Department have no objection to the proposal for the occupation of up to 18 persons subject to certain room sizes being met (Double occupant bedsits are required to be 20.4m² with ceiling height of 2.3m - required over at least 50% of the floor area).

The proposed extended building includes a shared kitchen/dining/living space at ground floor level extending to 48m² in size, as well as a dedicated outdoor courtyard area. The Council's Strategic Housing Department have been consulted on the application, and they have raised no objections to the proposal for a 9-bedroom HMO. 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. A new window is proposed to the first-floor rear elevation to serve unit 06. This window would overlook the existing single-storey L-shaped extension and the rear of 24 Baron Street, which contains no habitable room windows, so privacy distances would be maintained.

The proposed bedrooms would include adequate outlook to the rear and sides of the property and would not overlook any neighbouring residential land or have an adverse impact upon neighbouring privacy.

TfGM have requested a noise and vibration impact assessment to assess the acoustic impact of the Metrolink line on the proposed development. In acknowledgement that this application seeks planning permission for more sensitive end-use for permanent residential accommodation, this request is considered reasonable. In the absence of consultee comments from the Council's Public Protection Officer, Officers concur with the views and recommendations of TfGM consultees.

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

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.

It is acknowledged that no dedicated off-street parking is provided for the development. The Highways Officer raises no objections, noting that the site is located within Rochdale Town Centre where it benefits from a highly sustainable location with good access to local amenities and public transport. The proposal is not expected to generate significant additional traffic, and no changes to the existing highway network or new highway infrastructure are proposed. Public rights of way would remain unaffected and refuse collection and servicing arrangements would continue as existing. Overall, the development is considered acceptable from a highway's perspective.

The proposed extension is immediately adjacent to the highway of Drake Street in which Metrolink operates. The overhead line equipment that powers the tram carries 750 volts DC and it is important that any works carried out within the vicinity of the operational tramway is undertaken safely.

On this basis, Transport for Greater Manchester request a pre-commencement condition requiring a Construction Management Plan (CMP) to be agreed in consultation with TfGM, given the site's proximity to the operational Metrolink line and associated overhead line equipment. The CMP must set out detailed construction methods and risk assessments, including measures to protect Metrolink infrastructure, maintain 24-hour access, manage deliveries, storage, lifting operations (with no oversailing of the tramway), scaffolding, and dust control, alongside safe working practices adjacent to the overhead lines. The condition is justified in the interests of highway safety, protection of local amenity, and to

ensure compliance with safety and clearance requirements when working near the Metrolink system.

Given the details, and subject to condition, it is considered the proposed development can safely be provided without resulting in harm to pedestrian and highway safety including the Metrolink. The application is as such acceptable and would accord with policies T2 and DM1 of the Core Strategy and the NPPF.

Conclusion

Overall, the proposed development is considered acceptable having regard to the development plan and all other material considerations. Whilst the proposal would result in less than substantial harm to the significance of designated and non-designated heritage assets, that harm is outweighed by the public benefits arising from securing the viable re-use and ongoing maintenance of the building and the provision of smaller, more affordable accommodation in a sustainable town centre location. Subject to appropriate planning conditions, the development would also provide acceptable living conditions for future occupiers, would not result in unacceptable harm to neighbouring amenity or highway safety, and raises no overriding concerns in respect of drainage or ecology. The proposal therefore accords with the relevant policies of the adopted development plan and the National Planning Policy Framework, and planning permission should be granted.

Recommendation: Approve with Conditions

Condition(s) (7)

- 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

Drawing 3562-02 – Site Location Plan

Drawing 3562-15-A – Site Plan as Proposed

Drawing 3562-14-D – Elevations as Proposed

Drawing 3562-18 – Cross Section A-A

Drawing 3562-13-C – Plans as Proposed

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 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or a full specification of the materials to be used in the external construction of the building have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the type, colour and texture of all external materials, including the eaves, verges and rainwater goods. The roof shall be clad in natural slate, natural stone shall be used alongside the render, windows shall be timber or aluminium, and rainwater goods shall be cast metal. The development shall thereafter be carried out in accordance with the approved details and so maintained.

Reason: To protect the character and appearance of the Rochdale Town Centre Conservation Area, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 No above ground construction works shall take place until full details of the windows, external doors and rooflights have been submitted to and approved in writing by the Local Planning Authority. The details shall include sections at a scale of not less than 1:20 to demonstrate the longitudinal and cross-sectional detailing and means of opening together with any finished treatment, including samples if so required. The development shall thereafter be carried out in accordance with the approved details and thereafter so maintained.

Reason: To protect the character and appearance of the Rochdale Town Centre Conservation Area, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 No development shall take place (including any site clearance works) until a Construction Management Plan (CMP) detailing safe methods of working adjacent to the Metrolink Hazard Zone, has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include full details of:

- the parking of vehicles of site operatives and visitors;
- the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational;
- loading and unloading of plant and materials;
- storage of plant and materials;
- construction and demolition methods to be used including the use of cranes (which must not over sail the tramway);
- measures to control the emission of dust and dirt during construction; and
- scaffolding and/or hoarding arrangements.

The approved CMP shall thereafter be adhered to throughout the construction period.

Reason: To ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system during the construction phase in accordance with Policies DM1, T2, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Details are required prior to any works taking place.

- 6 Prior to the commencement of development, a scheme for acoustically insulating the proposed development against noise and vibration from the adjacent Metrolink line shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved ventilation and acoustic measures have been implemented to achieve the required maximum noise levels. The noise attenuation measures shall be retained as installed thereafter.

Reason: To safeguard the amenities of residents in order to comply with the requirements of 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.

- 7 Prior to the first occupation of the HMO hereby approved, the refuse and recycling storage facility as indicated on approved drawing 3562-15-A 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.

Approval Reason(s) (1)

- 1 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Informatives (1)

- 1 It is essential that the applicant makes contact with the Metrolink Operator to discuss the works and obtain the necessary permits required for working adjacent to Metrolink.
- 2 The applicant is reminded that it is an offence to disturb, harm or kill bats. If evidence of bats is found during construction, all work should cease immediately, and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.
- 3 The design and delivery of surface water drainage systems must be in accordance with the National Standards for Sustainable Drainage Systems or any replacement of national standards. Full details, including the hierarchy of surface water runoff destinations can be found here: National standards for sustainable drainage systems (SuDS) - GOV.UK