

Officer Report

Case Reference: 25/00635/DOC
Location: Rhodes House, North Manchester Golf Club, Manchester Old Road, Middleton, Rochdale, M24 4PE
Proposal: Submission of details to comply with condition 3 - Phasing Plan, condition 4 - AIA, condition 5 - CEMP, condition 6 - UU Safe Working Guide, condition 7 - Bat Report, condition 8 - Badger Report, condition 9 - GCN Report, condition 10 - Invasive Species Method Statement, condition 11 - Site Investigation Report, condition 12 - Drainage, condition 13 - Levels, condition 18 - Materials - Site Layout, condition 19 - House Type Drawings, condition 20 - Window Details condition 22 - Boundary Treatments - Site Layout, ,condition 23 - Biodiversity Enhancement Report and condition 24 - Landscaping Details of planning permission 21/01797/FUL
Recommendation: Approve
Officer: Ryan Killeen

Condition(s) (17)

- 3 No development, including any works of demolition or site preparation, shall take place until such time as a phasing plan identifying all phases of the development has been submitted to and approved in writing by the Local Planning Authority. The development/works shall thereafter be undertaken in accordance with the duly approved phasing plan and the approved phasing shall apply to the provisions of the following conditions attached to this permission.

Reason: In the interests of ensuring the co-ordinated and comprehensive redevelopment of the site to protect the significance of the heritage assets in accordance with Policies P2 and DM1 of the adopted Rochdale Core Strategy and the NPPF.

Reason for pre-commencement: A phasing plan is required to be agreed in advance of commencement of any works on site to ensure comprehensive phasing.

Decision: The plan "Phasing Plan" ref. NMGC/PP/001 dated 17/06/2025 is accepted. The development shall be carried out in

accordance with the approved details in order to comply with the requirements of the condition.

- 4 No phase of development (including any demolition, site clearance or preparation works) shall take place until such time as a Tree Protection Plan and Arboricultural Method Statement for that phase has been submitted to and approved in writing by the Local Planning Authority. Any measures identified within the Plan or Statement shall be installed in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction' prior to any works taking place. The necessary protection measures shall be retained throughout the construction phase of the development, and no work, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy Policies JP-P1, JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: The trees must be protected before any works are carried out.

Decision: The submitted document "Arboricultural Method Statement (AMS)" by Urban Green ref. UG284 and the included plans are accepted.

The approved measures shall be implemented prior to the commencement of development in order to comply with the requirements of the condition.

- 5 No phase of development shall take place (including any demolition, site clearance or preparation works) until a Construction Environmental Management Plan (CEMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:
- a. the parking of vehicles of site operatives and visitors;
 - b. loading and unloading of plant and materials;
 - c. storage of plant and materials used in constructing the development;
 - d. the erection and maintenance of security hoarding;

- e. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
- f. reasonable avoidance measures for the protection of amphibians and mammals; and,
- g. surface water management method statement.

The approved method statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved method statement without the prior written permission of the Local Planning Authority.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy, Policies JP-P1 and JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

Decision: The submitted document "Construction Environmental Management Plan - North Manchester Golf Club" by Duchy Homes ref. NMGC_CMP_Rev: B is accepted. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 6 No development (including any demolition, site clearance or preparation works) shall take place until such time as details of the means of ensuring that the sludge pipeline (as shown on the plan "RISING MAIN TOP OF PIPE SURVEY" dwg no. 001 by SJS Ltd. Dated 21/07/2024) has been submitted to and approved in writing by the Local Planning Authority. Such details shall outline the potential impacts from construction activities. The development shall be carried out in accordance with the approved details thereafter.

Reason: To ensure that the development does not damage the sludge main which may give rise to contamination and public health and safety issues and in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for Pre-Commencement: Due regard must be had to the protection of the sludge main before any works take place.

Decision: The following plans (Edge Consulting Engineers, February 2026) are accepted:

- **Longitudinal Sections Sheet 1 ref. 210508-EDGE-XX-XX-DR-C-2201 rev. P08**
- **Longitudinal Sections Sheet 1 ref. 210508-EDGE-XX-XX-DR-C-2202 rev. P07**
- **Longitudinal Sections Sheet 3 ref. 210508-EDGE-XX-XX-DR-C-2203 rev. P06**

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 7 No phase of development (including any demolition, site clearance or preparation works) shall take place until such time as the compensatory bat roosts for that phase have been installed in accordance with the details set out in section 5.53 of the submitted Bat Survey Report rev.03 by Urban Green dated December 2021. The bat boxes shall be retained for a period of 5 years following the completion of development, or until suitable alternative provision has been made pursuant to condition 25 of this permission.

Reason: In order that the development does not prejudice the favourable conservation status of bats in accordance with the requirements of Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for Pre-Commencement: Replacement bat habitat is to be made available prior to the demolition of existing buildings which are considered to form a bat roost.

Decision: The requirements of the condition include compliance with the wording, and do not require the submission of any details to the Local Planning Authority.

For the avoidance of doubt, bat boxes shall be installed in accordance with the details set out in section 5.53 of the submitted Bat Survey Report rev.03 by Urban Green dated December 2021 and be retained for a period of 5 years following the completion of development, or until suitable alternative provision has been made pursuant to condition 25 of this permission.

- 8 No phase of development (including any clearance or preparation works) shall take place until such time as the site and land within 30m of the site boundaries, has been surveyed for badgers and the results submitted to and approved in writing by the Local Planning Authority. In the event any

presence of badgers is discovered, a reasonable avoidance measures statement for the protection of their habitat and an appropriate mitigation scheme has been submitted to and approved in writing by the Local Planning Authority and the approved protection / mitigation measures thereafter fully implemented.

Reason: In order that the development does not prejudice the favourable conservation status of badgers in accordance with the requirements of Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: To protect any badgers that may be present on the land at the time of commencement of development within each phase.

Decision: The letter from Urban Green "North Manchester Golf Club - Badger Walkover" dated 29th May 2025 is accepted.

The precautionary working methods advised shall be adhered to for the duration of the construction of the development in order to comply with the requirements of the condition.

- 9 No phase of development (including any demolition, site clearance or preparation works) shall take place until such time as updated eDNA surveys to confirm the absence of Great Crested Newts, as set out in section 7.2 of the Preliminary Ecological Appraisal ref. UG284 rev.04 by Urban Green, dated 17th May 2024. has been submitted to and approved in writing by the Local Planning Authority. In the event that Great Crested Newts are detected, a mitigation strategy for that phase shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the development does not prejudice the favourable conservation status of Great Crested Newts in accordance with the requirements of Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: To protect any Great Crested Newts that may be present on the land at the time of commencement of development within each phase.

Decision: The submitted report "Great Crested Newt Survey Report" by Urban Green ref. UG284 dated 30/05/2025 is accepted. For the avoidance of doubt, the requirements of the condition have been fulfilled.

- 10 No phase of development (including any demolition, site clearance or preparation works) shall take place until a detailed method statement for the removal or long-term management/eradication of invasive non-native (alien) species of plant on that part of the site has been submitted to and approved in writing by the local planning authority. The method statement shall include measures to prevent the spread of invasive non-native (alien) species of plant during any operations such as mowing, strimming or soil movement, and measures to ensure that any soils brought to the site are free of the seeds/roots/stems of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall be carried out in accordance with the approved method statement.

Reason: In accordance with policy G7 of the adopted Rochdale Core Strategy and Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and to ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread in the wild.

Reason for pre-commencement condition: Construction activity increases the risk of invasive species spreading.

Decision: The submitted document "Invasive Non-Native Species Method Statement" by Urban Green ref. UG284 dated May 2025 is accepted.

The recommendations of the report shall be strictly adhered to in order to comply with the requirements of the condition.

- 11 No phase of development (other than demolition or works of site preparation) shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) for that phase has been submitted to and approved in writing by the Local Planning Authority.

The assessment shall investigate the nature and extent of any contamination on that part of the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:

- human health,

- property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
- adjoining land,
- groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments;

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings hereby approved are first occupied.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

Decision: The submitted report "Remediation and Enabling Works Strategy" ref. 14-807-R2-1 by e3p dated 25 June 2025 is accepted.

The development shall be carried out in accordance with the approved remediation measures and prior to the first occupation of each plot and phase of development a verification report shall be submitted to and approved in writing by the Local Planning Authority in order to comply with the requirements of the condition.

- 12 No phase of development (other than demolition or works of site preparation) shall take place until a surface water drainage scheme for that phase has been submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing with the Local Planning Authority, the surface water drainage scheme shall include:

An investigation of the hierarchy of drainage options in the National Planning Policy Framework (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water.

- a. The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.

b. Flow attenuation measures, where appropriate, to maintain the existing (predevelopment) greenfield runoff rate from the site for the Qbar rate (mean annual flow rate equiv. to 2.3year storm return period).

c. Construction details for permeable paving, if this forms part of the sustainable drainage system.

The duly approved scheme shall be implemented prior to the first occupation of that phase of the development, or in accordance with timings first submitted to and agreed in writing by the Local Planning Authority.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

Decision: The details of the drainage set out on the following plans and documents is accepted insofar as it relates to a specific phase of development:

- **Micro-Drainage Surface Water Calculations, Edge Consulting**
- **Flood Risk Assessment, Edge Consulting 210701-EDGE-XX-XX-RP-C-0001_FLOOD RISK ASSESSMENT[P03]**
- **Drainage Layout, Edge Consulting 210701-EDGE-P1-XX-DR-C-2001 Rev. P18**
- **Catchment Analysis, Edge Consulting 210701-EDGE-P1-XX-DR-C-2005 Rev. P06**
- **Exceedance Route Layout, Edge Consulting 210701-EDGE-P1-XX-DR-C-2007 Rev. P04**
- **Drainage Construction Details Sheet 1, Edge Consulting 210701-EDGE-XX-XX-DR-C-3202 Rev. P02**
- **Drainage Construction Details Sheet 2, Edge Consulting 210701-EDGE-XX-XX-DR-C-3203 Rev. P01**
- **Tank Detail, Edge Consulting 210701-EDGE-XX-XX-DR-C-3204 Rev. P03**
- **Stormbreak Detail, Edge Consulting 210701-EDGE-P1-XX-DR-C-2006 Rev. P05**
- **Manhole Schedules, Edge Consulting 210701-EDGE-XX-XX-DR-C-2101 Rev. P08**
- **Longitudinal Sections Sheet 1, Edge Consulting 210508-EDGE-XX-XX-DR-C-2201 rev. P08**

- **Longitudinal Sections Sheet 2, Edge Consulting 210508-EDGE-XX-XX-DR-C-2202 rev. P07**
- **Longitudinal Sections Sheet 3, Edge Consulting 210508-EDGE-XX-XX-DR-C-2203 rev. P06**

The development shall be carried out in accordance with the approved details prior to the first occupation of the development in order to comply with the requirements of the condition. A further submission is required to provide details of drainage for other phases of development.

- 13 No phase of development (other than demolition or works of site preparation) shall take place until finished floor and external ground levels for that part of the site, relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and retained as such thereafter.

Reason: In the interest of providing a safe environment in the event of a flood and to prevent an increased risk of flooding further downstream and in accordance with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: An understanding of proposed levels in relation to existing levels is required prior to commencement of any relevant engineering operations on site.

Decision: The details of levels as set out on the plan "Drainage Layout" ref. 210701-EDGE-P1-XX-DR-C-2001 rev. P18 by Edge Consulting is accepted for the purposes of Phase 1 as approved under Condition 3 of the permission.

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition. A further submission will be required in order to provide details of levels for any other phase of development.

- 18 No above ground works in the residential phase of development hereby approved shall take place until such time as a detailed specification of materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the

adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Decision: The details of materials used in the construction of buildings as set out on the plan "Planning Layout" Ref. NMGC MPL/001 Rev. P50 is accepted.

Only the approved materials shall be used in the construction of the development in order to comply with the requirements of the condition.

- 19 No above ground works in the residential phase of development shall take place until full details of the design and placement of any pipework, meter boxes or flues (as necessary) to be fixed to the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be duly implemented and retained as such thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Decision: The followings plans (Duchy Homes, received 23/06/2025) are accepted:

House Type Alderley - Construction Details ref. T3H1062-2.1-NDSS-P2

House Type Willington - Construction Details ref. T4H1265-2.1-NDSS-P2

House Type Wavendon - Construction Details ref. T5H1977-2.1-NDSS-P3

House Type Hartforth - Construction Details ref. T4H1525-2.1-NDSS-P2

House Type Dunsmore - Construction Details ref. T4H1325-NDSS-2.1-P2

House Type Harewood - Construction Details ref. T4H1266-NDSS

House Type Dunsmore - Construction Details ref. T4H1325-NDSS-2.1-P2

House Type Thornbury - Construction Details ref. T3H0982-2.1-TB.E1

House Type Buckingham - Construction Details ref. T4H1648-2.1-NDSS-P2

House Type Wentworth - Construction Details ref. T3H0929-2.1-NDSS

House Type Oakmere - Construction Details ref. T5H1850-2.1-NDSS-P2

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 20 No above ground works necessary for each phase of the development (as agreed under condition 3 of this permission) shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Decision: The window details as set out on the plan "Typical Jamb Details - Feature Head & Cill" Ref. DH-SD-301 (S2.1) rev. A is accepted.

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 22 Notwithstanding any details submitted as part of the application, no phase of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls for that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the duly approved details prior to the first occupation of the development to which the submission relates and the structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The details of boundary treatments as set out on the plan "NMGC MPL/001 Rev. P50" by Duchy Homes is accepted. The boundary treatments shall be installed in accordance with the approved details in order to comply with the requirements of the condition.

A further submission will be required to provide details of boundary treatments pursuant to any other phase of development.

- 23 No phase of the development hereby permitted shall be occupied until a scheme of biodiversity enhancements pursuant to that phase of development has been submitted to and approved in writing by the Local Planning Authority. Such measure shall include, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat (including provision of 'Hedgehog Highways') The duly approved scheme shall be implemented in full prior to final occupation of the phase of development to which the measures relate and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of biodiversity enhancement as set out on the plan "Bird and Bat Box Plan" by Urban Green ref/ UG_294_ECO_BBBP_01 is accepted. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 24 Notwithstanding the details shown on the approved plans, each phase of development hereby permitted shall not be occupied until full details of both hard and soft landscaping works for that phase have been submitted to and approved in writing by the Local Planning Authority.

The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next

planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The details of landscaping as set out on the plan "Soft Landscaping Plan" ref. UG_284_ECO_BBBP_01 rev. P16 and "Hard Landscaping Plan" ref. UG_284_LAN_HL_DRW_03 rev. P14 ref. by Urban Green is accepted insofar as it relates to Phase 1 of development as approved under condition 3 of this permission.

The approved landscaping works shall be carried out within the first planting season following the occupation of each phase of development in order to comply with the requirements of the condition.

A further submission will be required in order to provide details of landscaping relating to any other phase of development.