

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/01159/FUL	Nick Brookman	1 st July 2026

DETERMINATION DATE
3rd July 2026 (Extension of Time)

Address: Reed Hotel, Reed Hill, Rochdale, OL16 1DF

Proposal: Change of use from Public House (Sui Generis) to 10no. apartments (Class C3) including alterations to fenestration on all elevations, removal of external staircase, erection of single storey rear extension on west elevation and excavation works to reveal light wells

PUBLICITY	Weekly list expired?	Y	Site Notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

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

COMMENTS	Planning Panel comments received?	N/A
	Neighbour comments received?	N/A

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

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RG

DATE: 02 July 2026

SITE

The application site relates to the Reed Hotel, 1 Reed Hill, Rochdale, OL16 1DF which is a former Public House.

The Reed Hotel is a three storey building constructed in the last 18th century and it has operated as a hotel for much of its history. The building is Grade II Listed and it is situated just to the north of the pedestrianised shopping street of Yorkshire Street. Hunters Lane in the north provides vehicular and pedestrian access to the site.

Materially, the Reed Hotel has red brick elevation with stone quoins, lintels and sills, externally, the building retains its historic character. Internally, there have been some alterations, however historic elements remain, including joinery, cornicing, and staircases. At ground floor level, while painted, good quality joinery and decorative features survive. The building is of architectural and historic interest. It makes an important positive contribution to the street scene and is of group value with other Listed Buildings within the nearby Toad Lane Conservation Area.

The application site does not fall within a Conservation Area and the site is located within Flood Zone 1.

The site lies within the Central Rochdale Ward and is situated within the designated Urban Area within Rochdale's defined town centre. The immediate area is predominately commercial in nature.

PROPOSAL

The application seeks planning permission for the change of use from the former Public House (Sui Generis) to 10no. apartments (Class C3) including alterations to fenestration on all elevations, removal of external staircase, erection of single storey rear extension on west elevation and excavation works to reveal light wells.

The proposed apartments will be distributed across the basement, ground, first and second floor with 8 of them to be provided as 1 bedroom apartments and 2, 2 bedroom apartments.

The existing building footprint remains unchanged save for a small single storey rear extension which will be constructed of matching materials. Existing window openings are being retained with some existing door opens being converted into windows to accommodate the development. New lightwells will be incorporated onto the basement on the east and south elevations.

All windows will be timber sash.

6 car parking spaces are being provided at the rear of the building to be accessible via the existing vehicular access point on Reed Hill.

A secure bike store and external bin store are also being provided.

RELEVANT PLANNING POLICY

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

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

National Guidance

National Planning Policy Framework (NPPF)

Chapter 2 Achieving sustainable development

Chapter 5 Delivering a sufficient supply of homes

Chapter 9 Promoting sustainable transport

Chapter 11 Making effective use of land

Chapter 12 Achieving well-designed places

Chapter 16 Conserving and enhancing the historic environment

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, and saved Unitary Development Plan (UDP) policies. 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)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-H1	Scale, Distribution and Phasing of New Housing Development
JP-H3	Type, Size and Design and New Housing
JP-H4	Density of New Housing
JP-G6	Urban Green Space
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P1	Sustainable Places
JP-P2	Heritage
JP-C1	An Integrated Network
JP-C2	Digital Connectivity
JP-C5	Streets for All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development

Local

Adopted Rochdale Core Strategy (CS):

SD1 Delivering sustainable development

DM1 General development requirements

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places

C3 Delivering the right type of housing

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

G1 Tackling and adapting to climate change

G2 Energy and new development

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

SO5 Improving accessibility and delivering sustainable transport

T2 Improving Accessibility

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

G/S/1 Main Town Centre

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

24/01160/LBC – (Corresponding application) - Change of use from Public House (Sui Generis) to 10no. apartments (Class C3) including alterations to fenestration on all elevations, removal of external staircase, erection of single storey rear extension on west elevation and excavation works to reveal light wells – pending consideration.

13/00170/LBC – Remove existing bricks and replace with handmade bricks to match in required areas. Approved subject to conditions September 2013.

CONSULTATION RESPONSES

Highways

No objection subject to condition.

Environmental Health (Noise)

No objection.

Conservation Officer

No objection subject to condition.

Land Contamination Officer

No objection subject to condition.

Greater Manchester Police

No objection.

Open Space & Formal Sports

Any financial contribution would be requested to be provided at Rochdale Central Gym, the esplanade play area opposite Rochdale Town Hall.

Transport for Greater Manchester

No comments to make.

Georgian Group

No objection.

REPRESENTATIONS

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

ANALYSIS

Principle of Development

The application seeks permission for the conversion and change of use of the existing building into 10 residential apartments. The application site comprises an existing vacant building on a previously developed site, located within a highly accessible and sustainable location in Rochdale Town Centre.

Places for Everyone establishes the need for at least 616 net additional dwellings per year in Rochdale to meet the housing needs of the borough. Policy C1 of The Core Strategy seeks to focus housing development on previously developed sites within the urban area, setting a target of 80% of new housing on previously developed land.

Core Strategy Policy C1 also sets out that all new residential development will be expected to comply with the general Development Management criteria outlined in Policy DM1.

CS Policy C3 goes on to state, amongst other things, that higher density development (residential) should be focused around Rochdale, Middleton and Heywood town centres. Policy C3 recognises that higher density development should be focused in areas that can sustain higher densities, and this includes accessible sites in and around town centres, sites on or close to high frequency bus routes and sites close to railway stations or Metrolink stops.

The NPPF sets out that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. In particular, Paragraph 90 recognises that residential development often plays an important role in ensuring the vitality of centres and so the LPA should encourage residential development on appropriate sites.

Paragraph 124 of the National Planning Policy Framework (NPPF) sets out that *“Planning policies and decisions should promote an effective use of land in meeting the*

need for homes and other uses". Paragraph 125 of the NPPF advises that "Planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land". Under sub paragraph (d) of Paragraph 125 of the NPPF, "Planning policies and decisions should promote and support the development of under-utilised land and buildings especially if this would help to meet identified needs for housing..".

Further to those relevant policies as identified in the Rochdale Core Strategy, relevant policies in Places for Everyone (PfE) have been identified. PfE Policy JP-S 1 sets out that development should seek to maximise economic, social and environmental benefits. Preference should be given to previously developed (brownfield) land. PfE Policy JP-H2 states that there should be a significant increase in the supply of new housing, including, specifically, the supply of low-cost market housing. Furthermore, as set out in PfE Policy JP-H4, new housing should be delivered at a density appropriate for the location and taking into account the site's accessibility.

It is recognised that the site lies within the main town centre, and within the Defined Urban Area, as outlined within the Council's Unitary Development Plan. Policy E1 of the Core Strategy outlines that the Council will focus retail and other development to promote the viability and vitality of all the borough's town centres to maintain them as thriving and sustainable centres and the preferred shopping and leisure destinations for people living, working and visiting the borough. However, it is notable that the subject building, due to its vacancy, presently provides no material economic or social benefit in terms of local employment or sociable use. Its location to the rear of the Yorkshire Street shopping area also results in a degree of separation and isolation from the primary commercial function of the town centre. As such, the change of use or loss of this existing use is not considered to have any significant detrimental impact on the town centre and its commercial function. To that end, Paragraph 128 of the NPPF sets out that *"Local Planning Authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:*

- a) Use retail and employment land for homes in areas of high housing demand provided this would not undermine key economic sectors or sites or the vitality and viability of town centres and would be compatible with other policies in this Framework".*

In this instance, it is considered that the proposal would lead to the provision of much needed and sought after residential accommodation in a highly sustainable location. The proposed apartment units created would assist the Borough in meeting its housing requirements and the proposed development comprises the conversion of an existing building on a brownfield site, with the existing dilapidated site beginning to have a negative impact on the character of the local area.

As such, the proposal is acceptable in principle and in accordance with adopted Rochdale Core Strategy Policies SP3/H, C1 and C3 Places for Everyone Policies JP-S1, JP-H2 and JP-H4, as well as the National Planning Policy Framework.

Design, Visual Amenity and Heritage Impacts

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 210 sets out three considerations which local planning authorities should consider when determining applications:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 of the NPPF states that in considering the impact of a proposed development, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration of a heritage asset and as they are irreplaceable, any harm or loss should require clear and convincing justification (p.213).

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

Policy P2 of the adopted Core Strategy states that the Council will protect the borough's heritage by conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. This is also supported by saved UDP Policy BE/17. In this case, the site lies within the Rochdale Town Centre Conservation Area.

PfE Policy JP-J2 (Heritage) sets out that particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

In terms of heritage implications, the application site is Grade II Listed with the official listing description being as follows:

"Hotel, now public house. Late C18. Brick with stone dressings and slate roof. 2 rooms wide by 2 deep with central door. 3 bays wide and of 3 storeys and basement. Hipped roof. Door has cast iron overlight, pilasters and cornice. Left hand ground floor corner is rounded off and stone moulded corbel carries brickwork above. The right corner has a

stone quoin. Windows have stone wedge lintels and sills, the first floor having a sill band and a central blind window”.

Paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Externally, the building retains its historic character with red brick, stone quoins, lintels and sills. Internally, there have been some alterations but historic elements remain, including joinery, cornicing and staircases. The Council’s Conservation Officer notes that the building is of architectural and historic interest. It makes an important positive contribution to the street scene and is of group value with other Listed Buildings within the nearby Toad Lane Conservation Area.

A Heritage Statement accompanies the application and the Council’s Conservation Officer was consulted on this application.

The submitted plans have been amended since original submission owing to the benefit of correspondence between the Councils Conservation Officer, the Georgian Group and the applicant and their Architect. Now, as proposed, the plans indicate that the following external works will be undertaken to the elevations:

North Elevation - Drawing A1559(02)AP007 Rev P8

1. Original window on ground floor as highlighted will be preserved and restored. All other windows are to be replaced with slimline timber sash double-glazed windows with a maximum thickness of 14mm.
2. Existing external entrance to be retained to apartment 5 entrance with other existing door to be replaced with a fixed glass panel.
3. Proposed lightwell’s to be incorporated into basement elevation.
4. Existing door to be converted into a window.

East Elevation – Drawing No A1559(02)AP006 Rev P10

1. Original windows at ground floor level will be preserved and restored. All other windows are to be replaced with slimline timber sash double-glazed windows with a maximum thickness of 14mm.
2. Proposed window will be inserted into lightwell serving the basement with existing lintel retained. Existing main entrance will serve as main entrance to apartments.
3. Existing gate will serve proposed access to bin, bike store and meter room.

South Elevation – Drawing No A1559(02)AP008 Rev P10

1. Original windows will be preserved and restored. All other windows are to be replaced with slimline timber sash double-glazed windows with a maximum thickness of 14mm.
2. Proposed lightwell incorporated into south elevation.
3. Two new windows to be inserted at ground floor level.

West Elevation – Drawing No A1559(02)AP009 Rev P9

1. Original windows will be preserved and restored. All other windows are to be replaced with slimline timber sash double-glazed windows with a maximum thickness of 14mm.
2. Existing external staircase to be removed and doorways at first floor and second floor to be infilled with new windows.
3. Proposed single storey extension to be constructed to infill existing gap and be constructed of materials to match existing.

The new window openings would seamlessly accommodate their elevations given their matching proportion and size.

It is considered that the overall level of harm of the proposed external works would be low, subject to appropriate detailing and making good existing windows that aren't being directly replaced. The replacement of several external doors with an appropriate window would improve the appearance of the Listed Building, as would the removal of the external staircase structure which dominates the west elevation. To minimise the level of harm, it is recommended that full specifications be secured by condition to ensure all new glazing adopts a matching sliding sash design and is fitted in a manner that aligns with the original timber sash style. This approach will maintain consistent sight lines with the existing windows.

Given the minimal level of external alterations, it is considered that the development of the residential apartments is unlikely in principle to materially harm the significance of the listed building. As such the principle of apartment use in heritage terms is acceptable.

Internally, alterations are kept to the bare minimum following the submission of amended plans to preserve the historic fabric of the interior with most changes coming at basement and ground floor level only. Changes comprise new openings into existing walls to facilitate access and the future use of the development. Existing lobby finishes and doors to be retained and refurbished. Existing cellar drop opening will be converted into a new window opening serving Apartment 6 in the basement. The meter room will be located in the basement.

As recommended by the Conservation Officer, a schedule of repairs and finishes should be submitted, either by condition or up front as part of the application. This should include details of new fittings such as walls, doors, joinery and secondary glazing. It should also include provisions for the retention of surviving historic fabric, including the coving, skirting boards, timber floors and lath and plaster ceilings and walls.

Overall, elements of the proposal would result in less than substantial harm to the significance of the building. In accordance with NPPF paragraph 213, any harm to the significance of a designated heritage asset should require clear and convincing justification.

Where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including where appropriate, securing its optimum viable use (NPPF paragraph 215). In this instance, the proposal would bring this vacant building back into use. Residential apartments are a use which would secure the long-term viability of the building and prevent further decay. It would also increase footfall and activity within the Rochdale Town Centre and would secure the future of this important building.

Subject to conditions, the proposal will accord with the requirements of Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990), which requires considerable weight and importance to be given to preserving and enhancing the setting of listed buildings and conservation areas; Policies P2, P3 and DM1 of the adopted Core Strategy; Policy BE/17 of the Council's UDP; PfE policy JP-H1 and the NPPF.

Occupier Amenity

Policy DM1 of the adopted Core Strategy requires that all development proposals are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents.

Development should not affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy and development should mitigate against any impacts due to noise, dust, light and odour pollution.

Privacy

The SPD – Guidelines and Standards for Residential Development sets out minimum space standards that should be applied to all new residential development and development which affect existing residential properties. These are:

- 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 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; and
- 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

The SPD advises that where these separation distances cannot be achieved, proposals should be “compatible with the density and character of surrounding development”.

Given the design and layout of the development with particular regard to its orientation, the topography of the wider area and distance from existing dwellings, the space standards here are acceptable. The proposed development would therefore not give rise to concerns with regards to impacts on neighbouring amenity from privacy or overlooking perspectives.

Occupier Amenity

In terms of occupier amenity, Officers must consider if the proposed development provides both sufficient internal and external space that is proportionate to the size of the dwelling ensuring that any space provided meets the needs and requirements for future occupiers for the lifetime of the development.

The Nationally Described Space Standards (NDSS) is a technical standards document produced by the Government to ensure internal space within new dwellings is sufficient for future occupiers. Additionally, in accordance with PfE Policy JP-H3 (Type, Size and Design of New Housing), it is a requirement for all new dwellings to comply with the

nationally described space standards and be built to the accessible and adaptable standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable. These standards can be found here and any future development must adhere to the space standards: [Technical housing standards – nationally described space standard - GOV.UK \(www.gov.uk\)](https://www.gov.uk/technical-housing-standards)

The Nationally Described Space Standards state in order to provide one bed space, a single bedroom must be at least 7.5sqm in area and at least 2.15m wide. In order to provide 2 bed spaces, a double bedroom must have a floor area of at least 11.5 sqm. On review of the submitted proposed floorplans, owing to the benefit of amended drawings, all bedrooms subject to the proposed development either meet or exceed the minimum requirements set out within the NDSS and each overall unit size is NDSS compliant.

The proposed development does not provide any useable outdoor amenity space for the proposed apartments, however, due to the sites highly sustainable location there are opportunities to access other outdoor public amenity spaces within close proximity and further afield.

In terms of levels of daylight it is considered that each apartment would be subject to sufficient levels of light which would otherwise typically be expected in a dense urban and town centre environment.

Accordingly, the development is not considered to impact on neighbouring or occupier amenity and the scheme is considered acceptable in accordance with CS Policy DM1 and the NPPF.

Noise and Neighbouring Amenity

Core Strategy Policy G9 sets out the Council's approach to all forms of pollution including the risk of noise, as they relate to new development.

Paragraph 198 of the NPPF also states that planning policies and decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

The NPPG states that local planning authorities' decision taking should take account of the acoustic environment and in doing so consider: whether or not a significant adverse effect is occurring or likely to occur; whether or not an adverse effect is occurring or likely to occur; and whether or not a good standard of amenity can be achieved.

Paragraph 135 also seeks to ensure that planning decisions create places which promote health and well-being, with a high standard of amenity for existing and future users. Policies DM1 and G9 of the adopted Rochdale Core Strategy seek to ensure that new development is compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users, also requiring that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

It is noted that the resulting scheme by its very nature would not cause any significant impacts in terms of noise and disturbance and whilst the application site is located within the Rochdale Town Centre, it is not located in an area that would create detrimental levels of noise and disruption. That being said, owing to its location, it is

considered that certain levels of activity, noise and disruption would reasonably be expected within an area such as this.

Within the context of the surrounding area, it is not considered that the use of the building for residential purposes, particularly on a scale such as that proposed, would result in an adverse impact on the character or amenities of the area, in the knowledge of its former use as a Public House. The proposed residential use would neatly align with the existing mixed uses in this area.

Environmental Health were consulted on this application and they have no objection to the proposed development.

Irrespective of external noise levels, a condition is imposed requiring the development to be built to achieve internal noise limits in order to safeguard the amenities of the future occupiers and to prevent nuisance arising in accordance with Places for Everyone Plan Policy JP-P1, Core Strategy Policies G9 and DM1, and the NPPF

Accordingly, the scheme would be considered acceptable in terms of amenity in accordance with Policy G9 and DM1 and the Council's Guidelines and Standards for Residential Development SPD.

Ecology and Biodiversity Net Gain

Core Strategy Policy G7 sets out that it is expected that development proposals will protect and include existing biodiversity and take opportunities to promote biodiversity and create new habitats using landscaping and building and construction features wherever possible. CS Policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.

PfE Policy JP-G9 seeks to deliver a net enhancement of biodiversity resources through a collective of measures which are broadly aligned with the approach to BNG outlined within the Environment Act (2021), the NPPF and supporting guidance documents. The provisions of the Environment Act in respect of BNG are now a statutory requirement for planning applications but given the urban and built environment on and around the application site, it is acknowledged that this site does not impact any biodiversity and the site has a completely sealed surface and therefore has a biodiversity value of **zero**.

Accordingly, it is not considered that the statutory requirement to provide 10% BNG is applicable here.

Drainage

CS Policy G8 requires that new development does not lead to any increased form of 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 and is itself well protected from flood risk and ensures prudent use of water resources.

Policy JP-S4 (Flood Risk and the Water Environment) of PfE expects developments to manage surface water runoff through sustainable drainage systems and development should achieve greenfield run-off rates unless it is demonstrated to be impracticable.

The site is located within Flood Zone 1, having a less than 1 in 1,000 annual probability of flooding.

The proposal will incorporate new drainage into the existing drainage serving the site and Officers consider that the development accords with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of PfE and the NPPF.

Land Contamination

Core Strategy Policy G9 requires that any risks arising from contaminated land are identified and that any appropriate actions are taken.

A Stage 1 Risk Assessment has not been submitted with the application. Accordingly, it has been confirmed through consultation with the Council's Environmental Protection team that this matter can be dealt with by a suitably worded condition.

Therefore, subject to condition, the proposed development is acceptable with regards to CS Policy G9 and the Framework.

Highways

The application site is in a very sustainable location and is situated close to public transport routes being located in Rochdale Town Centre.

Policy T2 of the CS requires development to comply with the Council's car parking standards and policy DM1 requires that development provides satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into account the proposed use and location.

Policy JP-C8 of PfE requires new development to be located and designed to enable and encourage walking, cycling and public transport use to reduce the negative effects of car dependency and help deliver high quality, attractive, liveable and sustainable environments.

Paragraph 115 of the National Planning Policy Framework 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 would be severe.

A condition is imposed to this permission requiring the submission of a car parking scheme in the event that any car parking spaces are required for future use.

The development is not considered to have an adverse impact on highway safety and would not generate a level of additional traffic which would have a detrimental impact on the safe and efficient operation of the immediate local highway network, or strategic routes. Highways Services have raised no objection and the development is considered acceptable in accordance with CS Policies T1 and T2, Policy JP-C8 of PfE and the NPPF.

Energy and Sustainability

Core Strategy Policy G1 sets out measures to address climate change and emissions, whilst Policy G2 requires that new development adhere to the energy hierarchy.

Policy JP-S1 of PfE requires development to aim 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 across each of the different objectives.

Places for Everyone Policy JP-S2 sets out expectations for developments to minimise carbon emissions, following the energy hierarchy, and incorporating renewable energy and EV charging. JP-S2 has replaced existing policies within the Rochdale Core Strategy which related to these considerations.

Greater Manchester's vision is to be at the forefront of action on climate change and to make its fair contributions to international commitments by becoming a carbon neutral city region by 2038. To meet this target, PfE endorses the following commitments:

- Be carbon neutral by 2038
- Hold cumulative carbon dioxide emissions to within the carbon budget
- Initiate a programme of mitigation to reduce emissions including by:
 - Significantly upscaling solar photovoltaic energy;
 - Reducing heat demand in homes;
 - Moving away from carbon intensive gas as the primary source of heat;
 - Reducing heating and cooling demand for public and commercial buildings;
 - Increasing biofuel use;
 - Enable sustainable choices for travel and decarbonise transport;
 - Significantly upscaling building retrofit; and
 - Increase the delivery of nature-based solutions and biodiversity net gain.

In accordance with Point 5 (d) of PfE Policy JP-S2 there is an expectation that new residential development will, unless it can be demonstrated that it is not practicable or financially viable, achieve energy demand reductions in terms of space heat demand, hot water energy demand and the delivery of on-site energy generation in accordance with table 5.1.

In this instance, the application is not accompanied by an Energy and Sustainability Statement and for that reason, in line with current policy objectives and in the interest of encouraging a transition to a low carbon emission and energy network in accordance with CS Policies G1 and G2 and PfE Policy JP-S2, a condition is imposed to this permission requiring the submission of an Energy and Sustainability Statement that investigates how the proposed development can achieve energy demand reductions.

Accordingly, subject to condition, the proposal would be satisfactory in terms of the objectives of PfE Policy JP-S2 and CS Policies G1 and G2.

Contributions

Paragraph 98 of the NPPF states that to deliver the social, recreational and cultural facilities and services the community needs, decision takers should plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments. Policy DM2 of the Core Strategy sets out that the Council will require developers to provide, or contribute towards the cost of providing, any physical and social infrastructure that is needed because of proposed development. For residential development, this specifically requires contributions towards affordable housing (Policy C4), open space provision and maintenance (Policy G6) and education facilities (Policy C7), and in some cases towards highways improvements (Policy T2).

Provision of recreational Public Open Space

Paragraph 96 of the NPPF emphasises the importance of high quality open spaces and opportunities for sport and recreation for the health and well-being of communities. Policy G6 of the Core Strategy requires that residential development should provide or contribute financially towards recreational open space in accordance with the standards set out in the 'Provision of Recreational Open Space in New Housing' SPD. The SPD sets out that developments of more than ten dwellings with less than 100 bedrooms in total will not need to make provision for recreational open space on site. Additionally the site would not meet the dwelling number or floorspace thresholds to make any offsite contribution.

Affordable housing

A development of 10 residential units would not meet the threshold as detailed in policy C4 of the adopted Rochdale Core Strategy and the associated Affordable Housing SPD for affordable housing contributions or on-site provision.

Education

Core Strategy policy C7 seeks developer contributions for the provision of educational facilities (including new school places). However, at 10 units, the development would not meet the threshold level for contributions in this regard.

Highway Improvements

The level of traffic this development would generate would be accommodated on the existing network and so contributions would not be required.

Conclusion

No contributions are required for this development by virtue of the proposed quantum of development, as such, the application accords with the requirements of policies G6 and DM2 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Provision of Recreational Open Space in New Housing' (2008, updated January 2017) and the National Planning Policy Framework.

Conclusion

The application relates to a vacant building on a brownfield site.

The proposed development would provide 10 new residential apartments in a highly sustainable location which is accessible via non-car travel modes of transport such as walking, cycling and public transport links. The development would not damage the viability and vitality of the centre. The development would lead to less than substantial harm on the significance of the Grade II Listed Building and bring about public benefits, including allowing the future maintenance of the designated heritage asset and providing additional housing stock within Rochdale.

As a matter of principle, a development of this type and nature is acceptable and accords with the planning framework and wider strategies for the borough.

The proposed development would support a viable redevelopment to provide much needed housing provision to Rochdale and the borough as a whole. It is considered

that any perceived harm arising from the loss of this vacant space in this instance is outweighed by bringing the site into a residential use including through diversification of housing choice, job creation and benefits to the local economy via increased expenditure at local businesses. There is a strong link between economic growth, regeneration, and the provision of a range of residential accommodation and it is believed that the proposed development would fulfil that objective without any material harm to the character and function of the area.

It is therefore considered that subject to the conditions included below, the development as a whole is acceptable and in accordance with the adopted Rochdale Core Strategy, PfE and the NPPF, the proposed development is recommended for approval.

RECOMMENDATION

It is recommended that permission is **Granted** subject to the conditions below:

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. This permission relates to the following plans and documents:

Plans:

- Location Plan & Existing Site Plan Drawing No A1559(01)AP001 Rev P4
- Proposed Site Plan Drawing No A1559(02)AP001 Rev P9
- Proposed Basement Plan Drawing No A1559(02)AP002 Rev P8
- Proposed Ground Floor Plan Drawing No A1559(02)AP003 Rev P15
- Proposed First Floor Plan Drawing No A1559(02)AP004 Rev P8
- Proposed Second Floor Plan Drawing No A1559(02)AP005 Rev P10
- Proposed North Elevations Drawing No A1559(02)AP007 Rev P8
- Proposed East Elevations Drawing No A1559(02)AP006 Rev P10
- Proposed South Elevations Drawing No A1559(02)AP008 Rev P10
- Proposed West Elevations Drawing No A1559(02)AP009 Rev P9
- Demolished Basement Plan Drawing no A1559(01)AP014 Rev P1
- Demolished Ground Floor Plan Drawing No A1559(01)AP015 Rev P2
- Demolished First Floor Plan Drawing no A1559(01)AP016 Rev P1
- Demolished Second Floor Plan Drawing No A1559(01)AP017 Rev P1
- Bike Store Details Drawing No A1559(02)AP011 Rev P3
- Letter Box Details Drawing No A1559(02)AP013 Rev P1

Documents:

- Heritage Statement dated 9th November 2024 and revised 3rd March 2025
- Structural Waterproofing Measures Report Referenced 32589 dated 14th May 2026

and the works shall be carried out in accordance with these drawings and documents hereby approved unless otherwise required by condition below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of work in accordance with the policies contained within the Rochdale Unitary Development Plan, the emerging Core Strategy and the National Planning Policy Framework.

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

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

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

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

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

4. Prior to their installation or repair, both a window and door schedule for all windows and doors to be repaired or replaced shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of any doubt the schedules should include large scale drawings of at least 1:20, 1:10 or 1:5 and include (but not be limited to) the following details:

- a) The age of each existing window and whether that window is to be replaced or repaired, scaled drawings of any new and replacement windows, including elevations, the set back from facing brickwork, sections through the head, jamb and cill, and details of any stile, mullions, meeting rails and glazing bars. For the avoidance of doubt all new and replacement windows shall be fabricated in timber and all existing timber framed windows should be retained.
- b) The age of each existing door and whether that door is to be replaced or repaired, scaled drawings of any new and replacement doors, door

casings and surrounds. For the avoidance of doubt all existing original or historic doors should be repaired and retained.

The work shall then be carried out in complete accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy P3 of the Core Strategy and the requirements of the National Planning Policy Framework.

5. Prior to their installation large scale drawings shall be submitted to and approved by the Local Planning Authority showing details of the following:
 - a) New and replacement rainwater goods, soil and vent pipes. For the avoidance of doubt, these shall be cast metal and painted black.
 - b) Any Vents, extractor fans and flues.
 - c) Meter boxes, alarms, security lighting and video cameras.
 - d) Security lighting.

The work shall then be carried out in complete accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy P3 of the Core Strategy and the requirements of the National Planning Policy Framework.

6. The development hereby approved shall be constructed to achieve the following internal noise levels:
 - i. 35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
 - ii. 30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
 - iii. 35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
 - iv. 40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times;

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: In order to safeguard the amenities of the area and to prevent nuisance arising in accordance with Places for Everyone Plan Policy JP-P1, Core Strategy Polics G9 and DM1, and the NPPF.

7. Notwithstanding any description of materials in the application or on the approved plans, no development or removal works shall take place until samples and full specifications of all materials to be used externally and internally on the building have been submitted to, and approved in writing by,

the Local Planning Authority. Such details shall include the type, colour and texture of the materials including details of the materials to be used in the construction of the proposed extension. Development shall be carried out in accordance with the approved details.

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.

Reason for pre-commencement condition: As no details of the materials have been submitted.

8. Prior to first occupation of the development hereby approved, a scheme of hard and soft landscaping shall be submitted to, and approved in writing by, the Local Planning Authority. For the avoidance of doubt this shall also include details of the proposed stone paving bin and bike store area and the proposed communal garden area.

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: In the interest of ensuring that the landscaping of the development enhances the visual local environment whilst securing biodiversity enhancement in the long term in accordance with Policies G6 and G7 of the Rochdale Core Strategy and Policies JP-G6 and JP-G8 of PfE.

9. The development hereby approved shall not be occupied until such time as a scheme for the design, construction, drainage and marking out of any proposed car parking spaces within the application site has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full before the approved development is first brought into use and the area shall be kept free from obstruction and retained thereafter for its intended purpose.

Reason: In the interests of visual amenity and highway and pedestrian safety in accordance with Policies P3, T2 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

10. Notwithstanding any details shown on the approved plans, no above ground works (other than internal works or site clearance) shall take place until full details of the alignment, height and appearance of all boundary treatments (including but not limited to vehicular and pedestrian access gates, fences, railings and walls) to be erected to the site boundaries have been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be occupied before all walls and fences have been

erected in accordance with the approved details. All boundary treatments shall thereafter be retained in accordance with the approved details at all times.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage and to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

11. No part of the development hereby approved shall be occupied until the refuse recycling/bin store as indicated on Drawing No A1559(02)AP011 Revision P3 (Bike Store Details) and Drawing No A1559(02)AP001 Revision P9 (Proposed Site Plan) have been provided and made available for use. The approved facilities shall be retained as approved thereafter.

Reason: In the interests of ensuring the provision of satisfactory facilities for the storage of refuse and in the interests of visual amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

12. Notwithstanding the submitted details on the Letter Box Details Drawing No A1559(02)AP013 Rev P1, prior to first occupation of the development hereby approved, a new scheme for the proposed letter boxes shall be submitted to and approved in writing by the Local Planning Authority. No part of the development hereby approved shall be occupied until the approved details have been provided and made available for use. The approved facilities shall then be retained as approved thereafter.

Reason: In the interests of visual and occupier amenity.

13. No part of the development hereby approved shall be occupied until an Energy and Sustainability statement has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of any doubt, the submitted statement must set out (but not be limited to) how the approved scheme will minimise its carbon emissions and any adverse impacts on the environment and how it will utilise sustainable construction techniques. The development shall be carried out in accordance with the approved details thereafter.

Reason: In the interests of achieving the objectives of PfE Policy JP-S2 and CS Policies G1 and G2 and 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, Policies JP-S2 and JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.