

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
PL/2026/0193	Nick Brookman	7 th July 2026

DETERMINATION DATE
10th July 2026 (Extension of Time)

Address: Site Of Former Kings Arms, Joseph Street, Middleton, M24 5SQ

Proposal: Erection of 4no, 3 bedroom dwelling houses with associated boundary treatments, landscaping and car parking

PUBLICITY	Weekly list expired?	Y	Site Notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N/A

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

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: 10 July 2026

SITE

The application relates to a vacant parcel of land situated in a prominent corner plot position on Joseph Street in Middleton, formerly occupied by the Kings Arms Public House. The site is within a dense urban environment predominantly characterised by two storey, brick-built terraced properties. However, there is some variation within the immediate street scene, particularly along Warren Close, which comprises solely of bungalow properties.

The ground levels across the site appear to be relatively level and the site is clear of any mature trees and dense vegetation. The site is currently bounded by 2m+ hoarding which is in a poor state of disrepair. An electricity substation is within proximity of the site to the north, as well as Woodside Working Mens Club, separated by a plot of undeveloped land.

Higher Wood Street runs along the western side of the site and has been formed into a cul-de-sac to allow only pedestrian access to the second part of Higher Wood Street further to the north. There is a vehicle turning area and public car parking area at the cul-de-sac head of Joseph Street immediately to the south of the site.

The site is located within the defined urban area according to the UDP proposals map.

PROPOSAL

The application seeks planning permission for the erection of 4 x 3 bedroom dwellings in a terraced arrangement. Each property would be 2.5 storeys and would be constructed of brick with featured cladding around window openings under a tiled roof.

The elevation facing north west includes brickwork detailing and an increased visual interest through the implementation of additional fenestration and window openings.

6 off road parking spaces are proposed for future occupiers and each dwelling would benefit from both front and rear amenity space / private gardens.

Land to the north west of the terrace will be soft landscaped.

Each dwelling will be delineated by a 1.8m high timber fence whilst a half brick half timber fence measuring 1.23m in height will bound the street scene boundary treatment to the north west and south east. A small brickwork wall and metal rail fence bound the front of all the dwellings measuring 1.05m in height.

RELEVANT PLANNING POLICY

National Guidance

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- National Design Guide
- National Model Design Code
- Building for a Healthy Life Toolkit

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
- 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

Supplementary Planning Documents (SPD):

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

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-S3 Heat and Energy Networks
- 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-C1	An Integrated Network
JP-C2	Digital Connectivity
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development

RELEVANT SITE HISTORY

PREAPP/00100/25 - The development of 1 Nos block of Apartment that comprises of 4 Units of 2 Bedroom Apartments and 2 units of 1 Bedroom Apartments.

23/01289/FUL - Erection of three storey building comprising 6 no. two bed apartments, installation of solar panel on flat roof and associated car parking, boundary treatments and landscaping – Withdrawn 03.08.2025.

22/00528/DOC - Submission of details to comply with conditions 3 (Ground Investigation), 4 (Finished Floor Levels), 5 (Materials), 6 (Landscaping) and 7 (Boundary Treatments) of planning permission 18/00750/FUL – Withdrawn 06.05.2022.

19/00819/ANM - Non-material amendment to planning permission 18/00750/FUL relating to increased width and height of dwellings, amendments to layout and alteration to window on side elevation of plot 1 (facing 9 Joseph Street) – Refused 04.11.2019

18/00750/FUL - Residential development - erection of one pair of semi-detached dwellings and one detached dwelling with associated landscaping, car parking and boundary treatments - Resubmission of 18/00047/FUL – Approved 02.10.2018.

18/00047/FUL - Residential development - erection of four semi-detached dwellings – Withdrawn 12.03.2018.

13/01038/FUL – Erection of 3No. 2 bedroom dwellings and 1No. 2 bedroom bungalow with associated landscaping, car parking and boundary fencing between 0.9m and 2.1m in height – Withdrawn 06.10.2014.

CONSULTATION RESPONSES

Highways

No objection.

Environmental Health

No comments provided.

Greater Manchester Ecology Unit (GMEU)

GMEU advised that they had no comment to make.

Urban Design

No objection subject to condition.

United Utilities

No objection subject to condition.

Land Contamination Officer

No objection subject to condition.

REPRESENTATIONS

Letters of notification were originally sent to the occupiers of surrounding buildings on 23rd March 2026.

In addition, one site notice was displayed adjacent to the site on the 24th March 2026

No comments were received.

ANALYSIS

Principle of Development

The application site is situated within an established residential area of Middleton within the defined urban area, as designated under the UDP Proposals Map. In such locations, the Core Strategy (CS) actively encourages new housing development particularly where there is good access to existing facilities and infrastructure (Policy SP2). This is echoed in Policies C1, C2 and DM1 of the CS. Policy C3 of the Core Strategy seeks to provide a range of housing types to meet different needs, and at densities that make efficient use of land.

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.

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..”*.

The application site in this instance is considered to represent previously developed land by virtue of being the site of a former public house and its associated external hardstanding area. Policy C1 of the Rochdale Core Strategy seeks to maximise the

potential of previously developed land, including empty homes and buildings, to contribute to the required deliverable five-year supply of land for new homes.

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 reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high quality design.

In that regard, the proposed redevelopment of the site for 4 dwellings would equate to a density of approximately 60 dwellings per hectare. The site is situated circa 390m in distance from the defined boundary of Middleton Town Centre (G/S/1); therefore, the proposals fall slightly under density in PfE policy JP-H4 of 70 dwellings per hectare. However, the appropriateness of this density is dependent on the ability of the proposals to fit cohesively within the site context in terms of design and any technical matters. Consideration set out in later sections of this report demonstrate that the density is suitable for the context of the site.

Whilst Rochdale can presently demonstrate a 5-year housing land supply, this does not preclude the delivery of additional housing. The need for boosting housing in urban areas is clearly set out in National Policy. Therefore, in this instance, it is considered that the proposal would lead to the provision of much needed and sought after residential accommodation in a sustainable location. The proposed dwellings would assist the Borough in meeting its housing requirements and the proposed development comprises the construction of new dwellings on a brownfield site, with the existing dilapidated land to the rear having a negative impact on the character of the local area.

Residential development was also approved on the site in 2018 and the site circumstances do not appear to have significantly changed since this time.

As such, the proposal is acceptable in principle and in accordance with adopted Rochdale Core Strategy Policies C1 and C3, Places for Everyone Policies JP-S1, JP-H2 and JP-H4, as well as the National Planning Policy Framework. However, the application is additionally subject to an assessment of matters such as amenity, highway safety and the environment to ensure its acceptability.

Design and Appearance

Paragraph 131 of the NPPF states that *“the creation of high quality, beautiful and sustainable buildings is fundamental to what the planning and development process should achieve”*. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Additionally, paragraph 139 sets out that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

The National Design Guide (NDG) states that “*The long-standing, fundamental principles for good design are that it is: fit for purpose; durable; and brings delight*”. The NDG advises that scale, appearance materiality and detailing of buildings are key components for well-designed places. The Building for a Healthy Life guidance document states that building forms and materials should be used to reflect local character.

The above considerations are largely reflected within Policies DM1 and P3 of the Council’s adopted Core Strategy which ultimately require development proposals to demonstrate high quality design.

CS Policy P1 sets out that high quality design will be required in all new developments, requiring that under-used land and buildings are re-used and creating people-friendly and safe environments. CS Policy C3 requires new development to adhere to high standards of design, respecting context (scale, density, massing, height, layout) and contributing positively to the townscape. CS Policy DM1 states that all development proposals should be of a high quality design and take the opportunity to enhance the quality of the area.

The character and appearance of the surrounding area is predominantly residential with buildings varying in height and architectural style/appearance.

In terms of the design of the proposed dwellings, it is acknowledged by Officer that the application site is currently an unoccupied brownfield site in a deteriorated state, detracting from the character of the immediately surrounding residential area. The proposed development will inevitably create active frontages along the surrounding street network, improving sense of safety for pedestrians due to natural surveillance.

The proposal will appropriately increase the density of the immediate area.

The dwellings themselves and the layout of the development has changed since initial conception of the scheme at pre-application stage. Now, the proposed development positively complements the existing character of the area through its design and appearance. The proposed elevation materials would ensure the development fits in with the character of the existing area and the height and massing of the dwellings is appropriate to its location. The development is not significantly taller or inappropriately bulkier than the adjacent or surrounding dwellings.

The proposed dwelling to the west end of the terrace is designed with additional visual interest as a corner plot lying in a prominent location. For that reason this dwelling has been re-designed as a high quality property with the addition of stepped horizontal brick detailing at ground floor level and the provision of added fenestration and window openings that are enclosed by ‘picture frame’ detailing. The ground floor windows on this elevation will be conditioned to be obscure glazed. As a whole, the language established in the elevations is clear and legible, and applying a limited palette of materials to the building strengthens the scheme’s robustness.

Further detail on materials will be secured by condition.

It is noted that the velux windows in the rear facing roof slope are to be located 1.7m over the floor level and these windows are appropriately placed on the rear.

The proposed boundary treatments to delineate the proposed curtilages are appropriate for the proposed scheme and would not appear out of character for a development of this nature. The proposed boundary treatments appropriately define the proposed

curtilages of all dwellings and their location ensures that an appropriate amount of recreational garden space remains available for each dwelling.

In addition, paragraph 136 confirms that “trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible”.

As is discussed further below, the site is currently vacant and free from vegetation. The proposed development appears to benefit from tree planting at both car parking areas to the northwest and southeast that would effectively introduce some natural screening that does not feel contrived and the landscaping would integrate well with the development as a whole. A condition will be imposed requiring the submission of a more detailed soft landscaping scheme

The Council’s Urban Design Officer has been consulted on the proposed development and they have been influential in how the scheme has transformed to its current proposal. Accordingly, subject to condition they have no objection.

Therefore, subject to full details of materials and other architectural details, and hard and soft landscaping, it is considered that the proposals would satisfy the overarching aims and objectives set out in local and national design guidance in addition to Policies P1 and P3 and DM1 of the adopted Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Occupier and Neighbour Amenity

Paragraph 135 of the NPPF requires that new development achieves a high standard of amenity for existing and future users. This is reflected locally through CS policy DM1 which requires development proposals to ensure that they “do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy”.

The Council’s adopted Supplementary Planning Document ‘*Guidelines and Standards for Residential Development*’ contain a number of guidelines and requirements for the design and layout of new housing in order to preserve the amenity standards for surrounding residents. The SPD advises that where these separation distances cannot be achieved, proposals should be “compatible with the density and character of surrounding development”.

No 1 Warren Close is a bungalow which is situated within close proximity to the common boundary fence to the north east and it only has a small rear garden, that could easily be overlooked by any development, especially buildings taller than two storeys. Given that primary habitable room windows are likely situated on the rear elevation of this bungalow, and the fact that the limited rear garden serves as the sole private outdoor amenity for the property, the proposed development in its current configuration would result in an undue loss of privacy as a result of overlooking and conflict with the space standards listed above. As proposed, the end terraced dwelling furthest east could detrimentally impact upon the privacy of No 1 Warren Close as well as a limited degree to the rear private garden space of numbers 8, 10 and 12 Joseph Street where it is believed all 3 properties share a rear amenity space.

Whilst the proposal sits within a dense urban setting it is considered that the first floor rear bedroom windows in this end terraced property could be designed with sufficient obscured or part-obscured glazing, along with suitable opening restrictions, to mitigate against overlooking concerns. All future occupiers of this bedroom would benefit from an outlook from all other windows associated with the proposed dwelling. The design of these windows will be secured by condition.

When considering the arrangement to the front, the development would face the terraced properties on Wood Street to the south, with an interface distance of approximately 17m. This falls below the standard of 14m / 21m (depending on if the side elevation of 160 Wood Street contains a principal window to a habitable room). However, the aforementioned SPD 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.

In this instance it is not considered that the privacy of the existing residents of future occupiers of the development would be compromised by the proposed separation distance.

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, the proposed development complies with and exceeds the minimum requirements set out within the NDSS.

With regards to outdoor amenity space, as defined within the Council's Residential Development SPD residential amenity is; *'The benefit enjoyed from physical external space which is part of the private home. The level of enjoyment is dependent on a number of factors, including location, size, orientation, sounds, noise, accessibility and enclosure, and general quality of space.'*

Under paragraph 7.33 of PfE, the provision of appropriate outdoor amenity space is defined as being *'vital in delivering high quality homes that support good health'*.

In addition, the reasonable needs of occupiers would need to be met, and these needs are considered to cover both functional and recreational requirements proportionate to the size of the household, taking into account the surrounding context. On reflection of the proposed layout, whilst the proposed garden sizes differ between the 4 plots, the proposed residential garden areas surrounding the proposed dwellings are appropriate and would clearly provide a proportionate level of outdoor amenity space.

In addition to the onsite provision, due to the sites sustainable location there are opportunities to access other outdoor public amenity spaces within close proximity of the site and further afield.

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

The resulting scheme by its very nature would not cause any significant impacts in terms of noise and disturbance and within the context of the surrounding area, it is not considered that the use of the application site 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 uses in this area.

Environmental Health were consulted on this application but their comments remain outstanding. In the absence of those comments 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 Polics 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 requires that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection and that opportunities for enhancing biodiversity and geodiversity will be supported. 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. Core Strategy Policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.

PfE Policy JP-G8 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 and so the proposed development should achieve net gains for biodiversity via species enhancement as guided by the NPPF (paragraphs 187d and 192b) to achieve measurable net gain for biodiversity.

When determining planning applications paragraph 193 of the NPPF sets out that if significant harm to biodiversity resulting from a development cannot be avoided,

adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Opportunities to improve biodiversity in and around developments should also be integrated as part of their design, especially where this can secure measurable net gains.

As of 2nd April 2024, BNG of 10% for minor planning applications is mandatory for development in England under Schedule 7A of the Town and Country Planning Act 1990. In this instance however, the submitted biodiversity metric indicates the site as falling under developed land sealed surface categorisation and thus will not result in the habitat areas being impacted. The Greater Manchester Ecology Unit (GMEU) were consulted on this application and have set out that they have no comments to make on the application.

Nevertheless, in accordance with the aforementioned policies, the provision of biodiversity enhancements will be subject to condition and these enhancements could include integration of bat or bird boxes alongside further detail on the proposed landscaping scheme.

Accordingly, subject to condition, the scheme is considered to be acceptable in accordance with Core Strategy Policy G6 and G7, PfE Policy JP-G8 and the NPPF.

Trees

The NPPF recognises the important contribution of trees to the character and quality of urban environments, and their role in mitigating and adapting to climate change. Policy JP-G2 of the adopted PfE identifies trees and woodland as vital elements of the green infrastructure network and key features of urban green spaces, which Policy JP-G8 seek to protect and enhance through conserving and managing existing trees of heritage and/or aesthetic value.

CS Policy G6 requires a replacement planting ratio of at least 2:1 and also sets out provision for enhancing green infrastructure and requires regard to local landscape character and contribute to its conservation or enhancement. Developments should avoid the loss of existing urban greenspace or features e.g. trees unless suitable alternative provision is made, it has limited value and its development or change of use will help meet other sustainability or local regeneration objectives.

CS Policy G7 requires developments to protect existing biodiversity including trees and vegetation.

The site is currently devoid of any vegetation of trees but it is unmanaged and detrimentally contributing to the appearance of the area. The proposed site plan suggests the scheme looks to incorporate a soft landscaping scheme comprising the provision of tree planting in public areas of the site to the northwest and the southeast parking areas. It is therefore considered that the proposals would introduce a landscaped proposal that would be a betterment of the existing circumstances on site and subject to condition, the scheme is considered to be acceptable in accordance with Core Strategy Policy G6 and G7, PfE Policy JP-G8 and the NPPF.

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.

United Utilities were also consulted on this application and they raised no objection subject to condition.

Subject to the inclusion of an appropriately worded condition, 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 Phase 2 Intrusive Site Investigation Report and Environmental Land Searches Report been submitted with the application and this has been reviewed by the Council's Land Contamination Officer who notes the conclusions of the Phase 2 Report which sets out several scenarios without an overall recommendation of the next steps.

Nevertheless, 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 as well as being within close proximity to Middleton 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.

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 objections 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 without 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.

Table 5.1 of PfE is included below for reference:

Table 5.1 Best Practice Thresholds for Reducing Energy Demand and Onsite Renewable Energy Generation within residential developments

-	Space Heat Demand ²⁵	Hot Water Energy Demand ²⁶	Renewable Energy Generation Targets
2021 - 2025	Houses (30kWh/m2) Flats (25kWh/m2)	20% energy demand reduction in the total heat required for water heating	*Photovoltaic installation: 20% ground floorspace
2025 - onwards	Houses (20kWh/m2) Flats (15kWh/m2)	^20% energy demand reduction in the total heat required for water heating	*Photovoltaic installation: 40% ground floorspace
*Ground floorspace used as a proxy for available roof area.	-	-	-
^will need to be reviewed with Future Homes Standard 2025 to determine if savings already embedded.	-	-	-

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 a renewable energy scheme (including but not limited to) the provision of solar photo-voltaic panels and / or air source heat pumps including details of their siting and appearance.

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.

Conclusion

The application relates to a previously developed brownfield site.

The proposed development would provide 4 new terraced dwellings in a highly sustainable location which is accessible via non-car travel modes of transport such as walking, cycling and public transport links.

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 Middleton and the borough as a whole. There is a strong link between economic growth, regeneration, and the provision 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.

As set out in this report, the form and design of the development is considered acceptable for the site given its specific context and character. Careful consideration has been given to the siting, scale and appearance of the development together with potential impacts through the construction phase on nearby residents and businesses to ensure it is high quality, sustainable and minimises any impacts.

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:

- Site Location Plan dated 19th March 2026
- Proposed Site Plan Drawing No PL-X-001 Rev P4
- Proposed Elevations Drawing no PL-002 Rev P3
- Proposed Section and 3D Drawing no PL-003 Rev P3
- Proposed Plans Drawing No PL-001 Rev P3
- Proposed Hardworks and Boundary Plan Drawing No PL-X-002 Rev P4
- Proposed Street View Drawing No PL-X-101 Rev P4
- Phase 2 Intrusive Site Investigation Report Reference G19453

and the development shall be carried out in accordance with these details hereby approved unless otherwise required by the conditions below.

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

3. No development shall take place (other than demolition or works of site preparation) until a detailed remediation scheme to bring the site to a condition suitable for its intended use has been submitted to and approved in writing by the Local Planning Authority. The approved remediation scheme shall thereafter be fully implemented.

Following completion of the measures identified in the approved remediation scheme and prior to first use/occupation of the approved development, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a

remediation scheme must be prepared, which shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy thereafter. Prior to the first use or occupation of the approved development, a verification report shall be submitted to and approved in writing by 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: Details of remediation will be required to ensure the safe development of the site during the construction and operation phases of the development.

4. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
 - (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - (v) Foul and surface water shall drain on separate systems.

The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

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.

5. Notwithstanding any description of materials in the application, no above ground works shall take place until samples and full specifications of all external facing

materials to be used in the approved elevations have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and retained as approved thereafter. For the avoidance of doubt, these details should relate to brick type, windows, doors, roof materials and all other elevation materials.

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

6. Notwithstanding any description of materials in the application, no above ground construction works shall take place until a sample and full specification of the proposed window surround detail to be used externally on the development hereby approved have been submitted to and approved in writing by the Local Planning Authority.

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

7. No plot shall be occupied until all corresponding hard landscaping works and boundary treatments have been erected in accordance with the approved details as set out within the approved Hardworks and Boundary Plan Drawing No PL-X-002 Rev P4. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: In the interests of visual amenity and to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

8. Notwithstanding the details shown on the approved plans, no above ground works shall take place until a soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The details shall include planting plans, specifications and schedules (including planting size, species and numbers/densities).

The approved soft landscaping works shall be carried out within the next planting season following final occupation of the development hereby permitted.

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.

9. No part of the development hereby permitted shall be occupied until a scheme of biodiversity enhancements has been submitted to and approved in writing by

the Local Planning Authority. Such measures shall include, but not be 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 hereby approved.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with 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.

10. 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 above 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.

11. The development shall not be occupied until such time as details for the design of the proposed cycle stores to be placed in the rear garden of each individual plot have been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the corresponding plot first being brought into use. The approved store shall be retained as constructed for its intended use 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.

12. The development shall not be fully occupied until all vehicle parking spaces as shown on Proposed Site Plan Drawing No PL-X-001 Rev P4 have been provided and clearly marked out in accordance with the plans hereby approved. The parking spaces shall be kept available for parking at all times thereafter and shall not be used for any other purpose.

Reason: In order to ensure there is adequate provision for vehicles to be parked and adequate turning and servicing provision clear of the highway in order to

comply with Policy T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

13. No above ground works (other than site clearance) shall take place until full details and specifications of a renewable energy or energy saving scheme (consisting of but not limited to) solar photo-voltaic panels including large scale drawings at a scale of not less than 1:50 and / or air source heat pumps including details of their siting and appearance, have been submitted to and approved in writing by the Local Planning Authority. 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.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of the plot furthest east and closest to No.12 Joseph Street and No.1 Warren Close, all windows to the first floor rear elevation facing north on the development hereby approved shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level.

In addition, prior to first occupation of the plot furthest west, all ground floor windows on the west facing elevation as indicated on the Proposed Elevations Drawing No PL-002 Rev P3 shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent).

The windows shall be retained as such thereafter:

Reason: In the interest of occupier and neighbouring amenity and in compliance with Policy 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.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the development hereby approved shall not be altered or extended, and no buildings or structure shall be erected within their curtilage under Schedule 2, Part 1, Class AA, B, D, E, of the above Order.

Reason: To prevent overdevelopment of the approved development and undue harm to the amenity of existing and future occupiers and in the interest of visual amenity and in accordance with Policies P3 and DM1 adopted Rochdale Core Strategy and Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

BIODIVERSITY NET GAIN

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- a) A Biodiversity Gain Plan has been submitted to the planning authority,
- and;
- b) The planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Borough Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one of the statutory exemptions or transitional arrangements are considered to apply.

De minimis exemption.

Procedure Statement

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.