

Officer Report

Case Reference: 24/01086/FUL
Location: Lower Town House Barn, Townhouse Road, Littleborough, OL15 9JX
Proposal: Change of use from existing barn to 2no' residential dwellings and ancillary external alterations and landscaping
Recommendation: Approve with Conditions
Officer: Anna Hayes

SITE

The application relates to a disused barn at Lower Town House Farm situated within the Town House Conservation Area in Littleborough. The barn is located just north of Town House and Town House Mill (both Grade II Listed), at the head of Town House Road and junction with Carriage Drive. The barn fronts onto a courtyard area and grouped amongst other historic buildings. As observed on the Officers site visit, the adjoining two-storey building to the eastern elevation had also appeared to have been converted to residential use (Nos. 2, 3, 4 Lower Town House Farm).

The barn is constructed with stone elevations with stone slate roof tiles. The front elevation is primarily blank but contains a central archway with no first-floor openings. The rear elevation generally mirrors the front elevation with additional blocked up doorways.

The site falls within the designated Green Belt and falls within a designated Critical Drainage Area, within Flood Zone 2, just south of a local reservoir.

PROPOSAL

Planning permission is sought for the conversion of the existing vacant barn to two dwellings together with alterations to the existing elevations and the creation of new window and door openings to facilitate the intended internal alterations. The proposal also includes landscaping and new boundary treatments to the rear (north) of the plot to delineate the intended private amenity spaces.

Unit 1 (H1) would be split over two floors, with an open plan lounge, dining and kitchen space at ground floor, with entrance hallway and downstairs WC. At first floor level, H1 would have three bedrooms, including a master bedroom with en-suite. A separate family bathroom is also proposed.

Unit 2 (H2) is of a smaller footprint but would also be split over two floors with an open plan kitchen and lounge at ground floor, with two bedrooms at first floor (master bedroom containing en-suite) and separate bathroom.

To the rear of the plot, the existing rear boundary is to be extended and adjusted to 'straighten' off the proposed rear garden area. The rear yard area is proposed to be split in two with a dividing fence separating the two plots. Each plot would benefit from a paved patio area and grass lawn. Parking is proposed to the existing front courtyard.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Development Plan

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The development plan for the proposal consists of the Places for Everyone (PfE) Joint Development Plan, Rochdale Core Strategy (CS), adopted 2016, saved Unitary Development Plan (UDP) policies, and the Greater Manchester Joint Minerals Plan April 2013. The Council also has an adopted series of Supplementary Planning Documents and Supplementary Guidance Notes, which are other material considerations.

Places for Everyone Joint Development Plan (PfE) (2024)

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

Sustainable and Resilient Places

JP-S1 Sustainable Development

JP-S2 Carbon and Energy

JP-S4 Flood Risk and the Water Environment

Places for Homes

JP-H1 Scale, Distribution and Phasing of New Housing Development

JP-H2 Affordability of New Housing

JP-H3 Type, Size and Design and New Housing

JP-H4 Density of New Housing

Greener Places

JP-G1 Landscape Character

JP-G6 Urban Green Space

JP-G7 Trees and Woodland

JP-G8 A Net Enhancement of Biodiversity and Geodiversity

Places for People

JP-P1 Sustainable Places

JP-P2 Heritage

JP-P5 Education, Skills and Knowledge

Connected Places

JP-C1 An Integrated Network

JP-C6 Walking and Cycling

JP-C8 Transport Requirements of New Development

Rochdale Core Strategy (CS)

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places

C6 Health and well-being

C8 Improving community, sport, leisure and community facilities

Improving design, image and quality of place

P1 Improving image

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

SO4 Promoting a Greener Environment

G6 Enhancing Green Infrastructure

G7 Increasing the value of biodiversity and geodiversity

G8 Managing water resources and flood risk

G9 Reducing the impact of pollution, contamination and land instability

G10 Managing mineral resources

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

Managing delivery and monitoring progress

DM1 General Development requirements

SD1 Delivering sustainable development

Rochdale Unitary Development Plan (UDP)

G/D/2 Green Belt

Townhouse Conservation Area

RELEVANT SITE HISTORY

No relevant recent planning history.

CONSULTATION RESPONSES

Conservation Officer

No objection subject to conditions.

Environment Agency

Confirms no objections to the proposal subject to conditions.

Environmental Health – Contaminated Land

Confirms no comments on the proposal

Greater Manchester Archaeological Advisory Service (GMAAS)

The application does not warrant any further consideration of archaeological matters.

Greater Manchester Ecology Unit (GMEU)

No objection subject to conditions.

Highways and Engineering

Confirms no objection to the proposal subject to conditions including the submission of a Construction Method Statement and a dilapidation survey of the nearby highways.

Lead Local Flood Authority (LLFA)

No objection subject to conditions

Environmental Health – Noise/ Odours

No comments received.

The Coal Authority (The Mining Remediation Authority)

Confirms that the development is exempt therefore the submission of a Coal Mining Risk Assessment is not required.

United Utilities (UU)

No comments received.

Tree Officer

No comments received.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the application has been advertised by neighbour notification letters and site notice.

No third-party comments were received.

Ecology and Biodiversity

Paragraph 187 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. Under the statutory framework for biodiversity net gain, subject to some exceptions including 'developments below the threshold', every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met. This objective is for development to deliver at least a 10% increase in biodiversity

value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

PfE Policy JP-G8 also states that through local planning and associated activities a net enhancement of biodiversity resources will be sought where relevant. Development will be expected to achieve a measurable net gain in biodiversity of no less than 10%.

The application is accompanied by an Inspection & Assessment for Bats & Breeding Birds (Dec 2021), Dusk Survey Results (Aug 2022) and Dusk Survey Results (June 2024), authored by Tyrer Ecological Consultants Ltd. Based on the submitted information, GMEU have made the following comments:

Bats:

The bat assessment appears to be appropriate, and I have no reason to doubt the findings. As per the documents provided, the initial Preliminary Roost Assessment (PRA) found the existing barn to have 'moderate' potential for roosting bats, triggering the requirement for two emergence surveys. Subsequently, the surveys were carried out in 2022 and repeated in 2024 (with the most recent best practice guidelines used in 2024 (4th edition, 2023)). In 2022, one common pipistrelle was observed emerging from the barn at the southern aspect on both surveys. In 2024, one common pipistrelle was observed emerging from beneath a roof tile on the southern aspect during the first survey and two common pipistrelles were observed emerging from an internal roost on the north aspect during the second survey.

The report states that the barn hosts three 'day roosts' of common pipistrelle only and it is assumed that professional judgement has been applied to carry out two surveys only. Given that the roosts are common pipistrelle only and in very small numbers, we can be confident that mitigation will be feasible and that a European Protected Species Mitigation Licence (EPSML) for bats would be issued by Natural England. The EPSML must be sought from Natural England and approved, prior to any works taking place and after planning permission has been granted. The licence will include a full mitigation strategy and details on the methods which will be undertaken to safeguard bats during the works. A condition to this effect must be placed on any permission. The mitigation and enhancement recommendations such as a sensitive lighting scheme and bat boxes should also be implemented (as per the 2024 report). Officers have no reason to disagree and support this recommendation.

However, whilst the ecology consultee's comments and the bat survey evidence are accepted, the most recent emergence surveys date from June 2024. Given the passage of time and the potential for changes to the building's suitability for roosting bats, a condition is recommended by Officers requiring a pre-commencement inspection to confirm the mitigation strategy remains appropriate prior to works starting. This is in accordance with the CIEEM (Chartered Institute of Ecology and Environmental Management) advice note on the lifespan of ecological reports and surveys (April 2019), which states that data reports that are between 18 months – 3 years old are likely to require an updated survey, particularly where a site may offer

existing or new features which could be utilised by a mobile species within a short timeframe e.g. bat roosts in buildings.

Nesting Birds:

Although no birds were identified nesting in the building in 2021, there is potential that nesting birds could now be present. As all wild birds, their nest and eggs are protected under the Wildlife and Countryside Act 1981 (as amended), GMEU therefore recommend a condition requiring the following - No removal of or works the barn shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before clearance and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

Biodiversity Net Gain (BNG):

Section 187 of the NPPF 2024 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

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

In summary, GMEU are satisfied that the application can be forwarded to determination and that any permission, if granted, is supported by the conditions recommended. This includes the requirement for a bat EPSML to be sought from Natural England and approved, when planning permission has been granted and prior to any works taking place.

Officers have no reason to disagree with the recommendations outlined above. Subject to reasonable and necessary conditions, the scheme is in accordance with the NPPF in regard to ecology and biodiversity matters.

Drainage and Flood Risk:

Rochdale Core Strategy policy G8 and saved UDP policies EM/7 and EM/8 are relevant policies relating to drainage and flood risk. Policy G8 requires that new development does not lead to any form of increased flooding or impeded natural water and flood risk management.

The site is located within Littleborough, which is designated as a critical drainage area, and within Flood Zone 2. To the north of the site there is local reservoir.

The latest submission documents include:

- Drawing number 16B - Proposed drainage layout
- Sheet 1, rev 0 - Reservoir Flood Risk Assessment – dated March 2026

- Survey Report prepared by M.P.S. Installations – dated 16 January 2026
- Document reference 'rep-tjba-wharmby-lwr townhouse fm-FRA-3009251.docx'
Flood Risk Assessment revision 1 dated October 2025 (04.11.2025).

During the course of the application the LLFA consistently raised concerns that the application, as originally submitted, failed to provide a clear, coordinated and policy-compliant drainage strategy. Initial comments identified the absence of drainage proposals, discrepancies in site levels, and insufficient assessment of potential flood risk arising from the nearby reservoir, including the condition of the dam. Subsequent responses reiterated that both surface water and foul drainage regimes require full assessment, including confirmation of infiltration rates, soakaway design, culvert capacity and maintenance responsibilities, septic tank compliance, and details of existing and proposed discharge arrangements. The LLFA also maintained that reservoir-related flood risks, including potential embankment or dam breach scenarios, had not been adequately assessed, with the submitted FRA limited in scope. In the most recent response, the LLFA have confirmed that whilst fundamental inconsistencies remain (including conflicting drainage proposals and lack of clarity on outfalls), given the minor scale of development, the outstanding matters could reasonably be secured and resolved by condition rather than requiring further pre-determination information.

The sequential test is not required in this instance as the proposals comprise a change of use. The application is also able to demonstrate that the development will remain safe for the lifetime of the development.

The Environment Agency have also been consulted and confirm that they hold no objection subject to conditions.

On the basis of the above, Officers are satisfied to move forward with the application subject to conditions.

Land Contamination:

Paragraph 180 of the NPPF seeks to prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Core Strategy Policy G9 similarly seeks to ensure that sensitive new forms of development are not adversely affected by existing sources of pollution.

In this case, the Council's Contaminated Land Officer advises that the risk of contamination is negligible. This conclusion reflects the site's limited historically intensive use, evidence of partial clearance and remediation (including removal of debris and redundant structures), and the nature of the proposed works, which include the excavation for a new slab, installation of a damp-proof course, and internal cleaning. Any minor contaminants likely to be present would be addressed as part of the construction process and further mitigated by the finished floor slab and imported materials where necessary. Accordingly, no further investigation or planning condition is considered necessary.

The Mining Remediation Authority have confirmed that the development is exempt from the submission of a Coal Mining Risk Assessment.

ANALYSIS

Principle

The site lies within the designated Green Belt. The NPPF confirms that the re-use of buildings in the Green Belt is not inappropriate development subject to a number of exceptions, including the re-use of buildings provided that the buildings are of permanent and substantial construction, preserve openness and do not conflict with the purposes of including land within the Green Belt (NPPF p.154).

The proposal seeks to re-use and convert the existing barn into two dwellings. The application has been supported with the submission of a structural inspection report (reference MDL-6198) which confirms that building is of a permanent and substantial construction, free from widespread major structural defects or distress, with only localised defects noted. The proposed development of the barn will include the construction of new internal buttressing walls and a new first floor structure, which provide additional structural stability to the existing solid wall construction.

In Green Belt terms, the conversion of the barn and creation of a modest sunken garden area to the rear of the plot with minimal boundary treatment would preserve the openness of the Green Belt by avoiding a material increase in built form, or visual intrusion through any extensions etc. The dedicated garden area remains close to the barn and would not be sprawling or result in encroachment of Green Belt land. Accordingly, the proposal would not conflict with the five purposes, whilst preserving openness.

The site also lies within the Town House Conservation Area. In addition to securing the retention of a traditional building that contributes to the character of the conservation area, the proposed development would also see the effective use of previously developed land in accordance with paragraph 124 of the NPPF and would make a small but helpful contribution to the housing needs of the borough as set out in PfE (Rochdale require an average of 616 net dwellings per year). Whilst the site is not in a highly accessible urban location, it is not isolated and situated amongst existing residential properties and would be in compliance with paragraph 84 of the NPPF.

Overall, the proposal is found to be acceptable in principle through its contribution towards the borough's additional housing targets, on a previous developed site and in a suitable location to support the retention of a historic building within Town House conservation area.

Design and Heritage:

One of the core planning principles of the NPPF is to always seek to secure high quality design. Section 12 of the NPPF places particular emphasis on achieving high quality design and section 16 places value on conserving and enhancing the historic environment. Paragraphs 131 and 135 of the NPPF state that good design is a key

aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

In addition, paragraph 212 of the NPPF states that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation”. Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Paragraph 216 confirms that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The application building is a locally listed non-designated heritage asset which falls within Town House Conservation Area, which is designated for its townscape quality and historic interest, and within the setting of Town House Mill which is a Grade II listed building.

The barn which forms part of Lower Town House is specifically referred to in the conservation area designation report to the Pennines Township Committee on 26th May 2009, which noted that ‘Not designating the conservation area would mean that some parts of the Town House settlement, notably Lower Town House, would not be properly recognised as having special architectural and historic interest and would not be protected from demolition or harmful change. The designation of the conservation area strengthens the idea of Town House being a special place.’

The Council’s conservation officer has been consulted on the proposal and notes that the submitted Heritage Statement is well researched and evidenced. It is accepted that the long disuse of the barn and subsequent deterioration of the building places at risk the significance of the barn and its contribution to the Town House Conservation Area and the setting of the Grade II listed Town House Mill itself.

Whilst the proposals would result in a change to the function and internal spaces of the barn, these changes would primarily be read internally, whilst there is a strong public benefit to the building receiving a sustainable end use to help ensure its preservation. There would also be the additional benefit of creating two new residential dwellings at the time of the Council’s declared Housing Emergency and in the context of the national policy position in relation to housing delivery, as detailed within the principal section of this report.

On this basis, it is considered that the provision of new openings to light the proposed first floor level would be reasonable measures to provide a satisfactory standard of living accommodation.

Notwithstanding any details included within the application, full details of all materials be used externally, along with works methodologies, should be secured through condition, including at a minimum:

- Headers, cills & surrounds;
- Windows and doors – materials and depths of reveals;
- Stonework for any repairs;
- Mortar mixes;
- Rainwater goods;
- Meter boxes and flues; and
- Stonework cleaning

Some concern is raised over the descriptions of materials and cleaning methodologies in the planning notes contained within the application. Given the building's status as a Grade 2 Local Interest Building within a conservation area, the use of appropriate traditional materials and good craft ship is expected.

The existing roof comprises of stone slates which are proposed to be reused and re-laid. However, in the even that repair works to the roof require some replacement tiles, these should match the existing in their material, colour and style.

Overall, it is essential that the external materials, particularly the windows and their detailing, are sympathetic to the traditional appearance of the house and of sufficient quality to preserve its historical significance. In accordance with the Conservation Officer's recommendation, any planning permission is therefore recommended to include a condition requiring full details and specifications to be submitted to and approved in writing by the Local Planning Authority.

In the interests of preserving the special character of the building and conservation area, it is also recommended that permitted developments rights are removed for rear extensions, dormer roof extensions and front porch extensions.

Subject to the recommended conditions, the design of the proposal and its impact on the heritage significance of the Dewhirst House is therefore acceptable in accordance with PfE policy JP-P2, Core Strategy policy DM1, P2 and P3, and the NPPF.

Archaeological Matters:

GMAAS advises that the barn is a non-designated heritage asset which contributes positively to the Town House Conservation Area. While the submitted Heritage Assessment is limited in scope (lacking surveyed drawings and failing to reference the Historic Environment Record or consider archaeological potential) GMAAS is satisfied that the proposal would not harm any known or suspected below-ground archaeological remains. As such, no further archaeological investigation or mitigation is required.

Residential Amenity:

At paragraph 135, the NPPF outlines the importance of planning in securing good standards of amenity for future and existing occupiers of land and buildings. Core Strategy policies DM1, G9, C1 and C6 cumulatively seek to reduce air and noise pollution, and DM1 in particular requires development to not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The Council's Supplementary Planning Document (SPD)'Guidelines and Standards for Residential Development', which establishes minimum space standards will be applied to all new residential developments and development which affect existing residential properties.

The front of the barn fronts onto an open courtyard. Existing part-frosted habitable room windows to the adjoining residential properties, namely nos. 1-3 Lower Town House, look onto the courtyard in proximity to unit 1. Whilst the proximity is noted, the frosted glazing prevents overlooking and a loss of privacy for both existing and future users. Distances between the proposed habitable room windows to the front of the barn to be converted and the existing neighbouring property opposite to the south are compliant with the SPD. Where distances are reduced, the sustainable re-use of the building holds material weight. Officers also note that no third-party objections have been received.

All bedroom floor areas meet the minimum requirement of the Nationally Described Space Standards. All habitable rooms offer sufficient outlook and access to natural light.

The proposed garden areas are proportionate to the size of each dwelling. A concrete retaining wall has already been installed, and this element is therefore retrospective. The applicant has advised that no significant changes to ground levels have occurred within the proposed garden area and that the concrete blocks were installed solely to prevent ground slippage.

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

Access and Highway Safety:

Paragraph 116 of the NPPF states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios".

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and, in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking,

manoeuvring, and servicing arrangements taking into account of the proposed use and location.

The Highways Officer notes that the site is located in a relatively remote and unsustainable location with limited access to local amenities and public transport. However, the proposal is not expected to generate significant traffic and includes adequate parking provision, with no changes proposed to the existing highway network. Access arrangements are considered acceptable, although concerns are raised regarding potential conflict between construction traffic and nearby school children, as well as possible damage to surrounding highways during the construction phase. No concerns are raised in respect of servicing, deliveries, or highway safety once the development is complete.

On this basis, the LHA have requested the submission of a Construction Method Statement for approval with particular emphasis on how the construction period will operate safely in close proximity to the school. Officers have no reason to disagree and would seek to recommend a condition to this effect.

Additionally, the LHA have requested that the applicant undertake a dilapidation survey of the nearby highways. Upon completion any damage apparent shall be repaired by the applicant so the highway is left in a no worse state. However, given the scale of the development and location it would be considered unreasonable in planning terms to request the completion of a dilapidation survey in this instance.

Overall, the scheme is found to be compliant with the NPPF, in particular paragraph 116 in respect of highway safety and access and subject to conditions, would not be in conflict with Policy T2 of the Core Strategy.

Conclusion:

Overall, the proposal would secure the sensitive re-use of a vacant historic barn, provide two modest dwellings, and preserve the character of the conservation area without causing unacceptable harm to residential amenity, highway safety, ecology or flood risk, subject to the recommended conditions. The development is therefore found to be acceptable in relation to policy DM1 of the adopted Core Strategy and the NPPF. The recommendation is therefore approval of planning permission subject to conditions.

Recommendation: Approve with Conditions

Condition(s) (11)

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

Plans

- 1017 / 01 Site Location Plan
- 1017 / 04A Proposed Site Plan
- 1017 / 06A Proposed Ground Floor Plan
- 1017 / 07A Proposed First Floor Plan
- 1017 / 09C Proposed Front Elevation
- 1017 / 10C Proposed Rear Elevation
- 1017 / 11C Proposed Side Elevations
- 1017 / 12A Proposed Section A - A
- 1017 / 13A Proposed Section B - B
- 1017 / 14 Roof Plan Existing & Proposed
- 1017 / 16B Proposed Drainage Layout

Documents

- Drawing number 16B - Proposed drainage layout
- Sheet 1, rev 0 - Reservoir Flood Risk Assessment – dated March 2026
- Survey Report prepared by M.P.S. Installations – dated 16 January 2026
- Document reference 'rep-tjba-wharmby-lwr townhouse fm-FRA-3009251.docx' Flood Risk Assessment revision 1 dated October 2025 (04.11.2025).

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

- 3 No development shall commence (including site clearance and ground works) until a detailed scheme for surface water drainage, together with an updated Flood Risk Assessment, has been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall:

a) be based on and accord with the principles of the submitted Flood Risk Assessment (ref. rep-tjba-wharmby-lwr townhouse fm-FRA-3009251.docx, dated 4 November 2025);

b) confirm and retain the mitigation measures set out within the approved FRA, including finished floor levels set no lower than 158.04 metres above Ordnance Datum (AOD) and the implementation of flood resilience

measures (as detailed in Section 2.6) up to 158.33 metres AOD, unless otherwise agreed in writing by the Local Planning Authority;

c) provide a clear and consistent surface water drainage strategy, confirming whether discharge will be to a watercourse or via soakaways, including full details of all outfalls, pipework and drainage infrastructure;

d) demonstrate that the total surface water discharge rate from the site (existing and proposed) will be restricted to a maximum of 5 litres per second, or justify why this cannot be achieved;

e) include infiltration testing results and detailed design calculations; and

f) provide further assessment of residual flood risks associated with the nearby reservoir, including potential embankment or dam breach scenarios, together with any additional mitigation measures identified as necessary.

g) Provide confirmation of the operation and maintenance regimes for the sewage treatment plant

h) Provide a detailed assessment for the treatment plant and provide an Environmental Permit or demonstrate that it complies with the general Binding Rules including any updates with respect to

- compliance with British Standards,
- distance from public sewer,
- treated volumes,
- location,
- discharge location / details

The approved scheme and mitigation measures shall be implemented in full prior to first occupation of the development and shall be retained and maintained thereafter for the lifetime of the development.

Reason: To ensure the satisfactory management of surface water and to ensure that the development is safe from flood risk, including residual risks associated with nearby infrastructure, in accordance with national and local planning policy.

- 4 Notwithstanding the submitted details, no works shall take place until a detailed specification of materials to be used externally in the construction of the approved works, including rainwater goods and, gas and electric meters, have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture

of the materials. The works shall be carried out in accordance with the duly approved details thereafter.

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

- 5 Notwithstanding the submitted details, no works for the replacement or insertion of any windows or external doors to the building shall take place until such time as full product specifications for the replacement windows and rooflights including large scale elevations and sections of reveals at a scale of not less than 1:50 have been submitted to and approved in writing by the Local Planning Authority. Submitted details shall include headers, cills and surrounds. For the avoidance of doubt, windows shall be constructed from timber or aluminium and rooflights shall be of a conservation style which is set flush to the roof slope. The works shall be carried out in accordance with the approved details thereafter.

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

- 6 Notwithstanding the submitted details, no works to the external stonework shall take place until full details of all stone repair works, mortar mixes and stone cleaning methods have first been submitted to and approved in writing by the Local Planning Authority. The details shall include, as a minimum:

- specification of stonework repairs (including extent, method and any replacement stone);
- mortar mix design (including composition, finish and pointing style); and
- methods for the cleaning of stonework.

The works shall thereafter be carried out in full accordance with the duly 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.

- 7 No above ground works shall take place until such time as details of hardstanding have been submitted to and approved in writing by the Local Planning Authority. Any submission shall include details of surfacing materials and construction details including a cross section showing the sub-base makeup.

The hardstanding shall be installed prior to the first use or occupation of the approved development thereafter.

Reason: In the interest of ensuring a satisfactory visual appearance and in the interest of ensuring the satisfactory drainage of surface water in accordance with Policies P3, G8 and DM1 of the adopted Rochdale Core Strategy, Policies JP-S4 and JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 8 Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority. Any structures shall be installed in accordance with the approved details prior to the first occupation of the approved development and retained 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.

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

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale

Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 10 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 11 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 dwellings hereby approved shall not be altered or extended, under Schedule 2, Part 1, Classes A (enlargement, improvement or other alteration of a dwellinghouse), B (additions etc to the roof of a dwellinghouse) D (porches) of the above Order.

Reason: To prevent 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.

Approval Reason(s) (1)

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

Informatives (1)

- 1 INFORMATIVE:

The applicant is reminded that the statutory requirement to secure a Europe Protected Species Mitigation License under Regulation 55 of The Conservat Habitats and Species Regulations 2017 may apply to this development. Plar Permission does not form a defence against any failure to comply with this requirement. Licenses can be applied for from Natural England at <https://www.gov.uk/government/publications/bats-apply-for-a-mitigation-licer>

2

INFORMATIVE:

The applicant's attention is drawn to the provisions of the Wildlife and Countryside Act 1981 (as amended). Under the Act, it is an offence to intentionally kill, injure or take any wild bird, or to take, damage or destroy the nest of any wild bird whilst that nest is in use or being built, or to take or destroy the eggs of any wild bird.

Where development involves works to trees, shrubs, hedgerows, buildings, structures or other features that may support nesting birds, the developer is advised to arrange for an appropriately qualified and experienced ecologist to inspect the site immediately prior to the commencement of works. If an active nest is identified, works in the vicinity of the nest should cease and an appropriate exclusion zone should be maintained until the nest is no longer in use and all young have fledged. Compliance with the Wildlife and Countryside Act 1981 is the responsibility of the developer to which planning permission forms no defence.

3

INFORMATIVE:

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and

further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

INFORMATIVE:

4

The applicant is reminded of the need to submit and obtain formal approval of those details required by conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is subject to payment of an additional fee.

INFORMATIVE:

5

Public right of way LitFp193, LitFp194 and LitFp195 must be accessible at all times, prior, during and following completion of the development, no additional structures should be erected than is currently in place and the route should not be obstructed with vehicles, machinery or materials at any time. Any disturbance of the route should be reinstated immediately to avoid any injury to members of the public using the footpath.

INFORMATIVE:

6

This decision does not imply consent to carry out any work which may encroach over a common boundary. Such work may include excavation, positioning of walls, fences or other construction such as roofs or gutters which overhang the boundary line. The applicant is therefore advised to obtain the consent of any landowner prior to the commencement of such work. The applicant's attention is also drawn to the provision of the Party Wall Act 1996, which sets out the rights and responsibilities of adjoining landowners in respect of the construction or alterations of any party walls, excavations and other construction works adjacent

to the boundary line. Before proceeding with the development professional advice on the provision of the Act should be sought.