

Officer Report

Case Reference: PL/2026/0272
Location: Land off Langley Lane, Middleton, M24 5AN
Proposal: Erection of one detached dwellinghouse together with associated boundary treatments, new vehicle hardstanding and landscaping
Recommendation: Approve with Conditions
Officer: Michael Atkinson-Smith

SITE

The application site relates to a vacant and rectangular piece of grassland fronting the Dunnderdale Hill Development site off Langley Lane.

The site is currently an unremarkable piece of grassland surrounded by a ranch style fence around the east and south boundaries and a metal fence to the west and north boundaries to delineate it away from the new residential development to the north.

There is no direct vehicular or pedestrian access into the site itself and it is fully enclosed.

The application site is surrounded by residential development and the application site is located approximately 2km away from Middleton town centre which provides a number of amenities.

Public Right of Way MidRupp114 runs immediately adjacent to the eastern boundary of the site.

The site is designated as Protected Open Land on the saved Rochdale Unitary Development Plan (UDP) Proposals Map.

PROPOSAL

Planning permission is sought for the erection of one two-storey dwelling with associated access, landscaping and boundary treatments. The dwelling would be located to the eastern side of the site, set behind a front garden area. The driveway, an enclosed private amenity space a single storey garage would be located to the western side of the proposed dwelling.

It is important to note that only half of the site would be developed, with the remainder of the site set to the fronts of Nos 2 and 48 Dunderdale Hill being left open. This land would be privately managed by a management company and be landscaped with a selection of trees and a hedgerow planted to run alongside Langley Lane. This land would not form part of the curtilage of the proposed dwelling. The adjacent PROW would be unaffected by the proposed development.

RELEVANT PLANNING POLICY

National Guidance

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)

Local

Adopted Rochdale Core Strategy (CS):

DM1 General development requirements

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places

C3 Delivering the right type of housing

SO3 Improving Design, image and quality of place

P1 Improving image

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

SO4 Promoting a greener environment

G1 Tackling and adapting to climate change

G2 Energy and new development

G7 Increasing the value of biodiversity and geodiversity

G8 Managing water resources and flood risk

G9 Reducing the impact of pollution, contamination and land instability

SO5 Improving accessibility and delivering sustainable transport

T2 Improving Accessibility

Unitary Development Plan (UDP):

D/10 Protected Open Land

Supplementary Planning Documents (SPD):

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

Places for Everyone Joint Development Plan (PfE)

The Greater Manchester 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-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-P1	Sustainable Places
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development

RELEVANT SITE AND NEIGHBOURING HISTORY

24/01255/OUT Outline application (including access, appearance, landscaping, layout and scale) for the erection of one dwelling – Refused 23/05/2025 for the following reason:

The proposed development by reason of the layout and siting of the proposed residential garden curtilage immediately adjacent to existing residential dwellings, will create an unacceptably harmful loss of privacy for future and existing occupiers. The existing dwellings (No 2 and 48 Dunnderdale Hill) will overlook the proposed dwelling's garden curtilage to an unacceptable degree. Similarly, the occupiers of No 2 will suffer overlooking and loss of privacy from the garden curtilage of the proposed dwelling into their ground floor habitable windows. For these reasons the proposed development is contrary to Policy DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the guidance contained within the Council's Guidelines and Standards for Residential Development SPD.

Neighbouring Site History:

19/01182/REM Submission of reserved matters (appearance, landscaping, layout and scale) for 24 dwellings pursuant to outline planning permission 15/01195/OUT (Phase 2) – Approved.

18/01403/REM Submission of reserved matters pursuant to outline planning permission 15/01195/OUT relating to appearance, landscaping, layout and scale for the erection of 117 dwellings – Approved.

18/00088/REM Submission of reserved matters pursuant to outline planning permission 15/01195/OUT relating to scale, layout and appearance of the proposed detached garages – Approved.

16/01430/REM Submission of reserved matters pursuant to outline permission 15/01195/OUT (relating to appearance, landscaping, layout and scale) for the erection of 117 no. dwellings – Approved.

15/01195/OUT Outline application (including access) for up to 150 dwellings (Use Class C3), potential primary school site with associated landscaping, open space, access arrangements and car parking provision (Resubmission of 14/00851/OUT) – Granted.

14/00851/OUT Outline application (including access only) for up to 150 dwellings (Use Class C3), potential primary school site with associated landscaping, open space, access arrangements and car parking provision. All matters reserved save for access – Refused.

CONSULTATION RESPONSES

Highways - [Summary]: No sustainable objection, although minor changes to the Highway may be required, including the relocation of a pedestrian build out and lighting column.

Greater Manchester Ecology Unit - [Summary]: No objection subject to suggested conditions.

Environmental Health - Noise - No response received, although there was no objection to the previous application subject to the suggested condition.

United Utilities - Not consulted on this application. In respect of the previous application, United Utilities advised that they had no further comment on this application and set out that it is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours and one letter of objection was received, citing concerns over the placement of trees and hedges on the proposed landscaping plan and the potential for lack of maintenance.

These matters are addressed in the report below.

ANALYSIS

Principle of Development

The application site is located within Protected Open Land as defined on the Proposals Map under Policy D/10 of the UDP. This designation relates to sites such as this which are located beyond the Defined Urban Area, but are outside of Green Belt. The aim of the policy is to limit development and to keep land largely open by allowing development that falls within one of the specified categories:

‘a) development which would be acceptable were it in the Green Belt; or

b) limited infilling within an established pocket of housing or industry where this is in scale with the area and will not adversely affect its character or surroundings; or

c) a limited extension to an existing building which:

i. forms part of an existing source of employment; or

ii. is necessary for the establishment of a new enterprise or business which satisfies other policies of the Plan; and

iii. is sited within the existing curtilage of the business concerned, and will not adversely affect the character of the surrounding land and its openness.

The policy goes on to state that if a new building is permitted, 'they should be sited to form a group with existing buildings. Where this is not possible, buildings, car parking areas and other new structures, should be sited where they will be well screened and unobtrusive in the landscape'.

In this instance the proposed development would constitute a limited infill site in line with sub section b) above as the proposed development would be located within a very well-established pocket and area of housing which would not adversely affect the character of the surrounding environment.

In addition to the developments position when assessed against the application site's land designation, Places for Everyone (PfE) establishes the need for at least 616 net additional dwellings per year in Rochdale to meet the housing needs of the borough.

CS Policy C1 is focused on ensuring that new housing is provided on sites that are sustainable with good access to local services, facilities, green infrastructure, shops, jobs, schools and public transport. CS Policy C1 also sets out that, inter alia, in the south of Rochdale Borough (which includes the township of Middleton), the opportunity to provide new housing in sustainable locations will be maximised.

In accordance with CS Policy C1, the Council will consider the sustainable development of greenfield sites within the urban area where it is demonstrated that:

The development would have limited adverse impact on green infrastructure or amenity value in and around the site; and

Green infrastructure is wherever possible, incorporated into the scheme.

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". Sub paragraph (d) of Paragraph 125 of the NPPF states that "Planning policies and decisions should promote and support the development of under-utilised land and buildings especially if this would help to meet identified needs for housing..".

Further to those relevant policies as identified in the Rochdale Core Strategy, relevant policies in Places for Everyone (PfE) have been identified. PfE Policy JP-S 1 sets out that development should seek to maximise economic, social and environmental benefits. Preference should be given to previously-developed (brownfield) land. PfE Policy JP-H2 states that there should be a

significant increase in the supply of new housing, including, specifically, the supply of low-cost market housing. Furthermore, as set out in PfE Policy JP-H4, new housing should be delivered at a density appropriate for the location and taking into account the site's accessibility.

Policy JP-C8 of PfE also 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. In this instance, it is considered that the proposal would lead to the provision of a single detached dwelling in a sustainable location. The proposed dwelling created would assist the Borough in meeting its housing requirements with the proposed development being built to an appropriate density.

Given the nature of the infill site, there would be a very limited impact on green infrastructure, plus there would be a net biodiversity and visual enhancement through the provision of improved landscaping on the undeveloped part of the site.

As such, the proposal is acceptable in principle and in accordance with adopted Rochdale Core Strategy Policies, C1 and Places for Everyone Policies JP-S 1, JP-H2 and JP-H4, as well as the National Planning Policy Framework.

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 is it: 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 layout, design and appearance of the proposed dwelling remains similar to the refused outline scheme ref. 24/01255/OUT, albeit with a significant change to the landscaping of the extended site to remove private residential curtilage from the fronts of Nos. 2 & 48 Dunnderdale Hill.

Whilst noting the somewhat awkward position of the proposed dwelling in relation to the wider development behind, the proposed dwelling would act as a continuation of the building line of the eastern end of Langley Lane. On that basis, it's not considered that the positioning of a single new dwelling in this location would result in a degree of visual harm that would warrant the refusal of planning permission.

The combined impact of the proposed dwelling and its associated private amenity space and single storey garage would result in a visual obstruction to the open aspect from Langley Lane into the recent neighbouring development. Whilst it is appreciated that this open aspect has a wider landscape benefit, this in itself was not presented as a reason for refusal under application ref. 24/01255/OUT.

To ensure that the proposed development would have an acceptable visual appearance in relation to the properties to the rear, a condition is recommended to secure full details of boundary treatments to ensure they are of an appropriate design quality for the setting.

One of the positive benefits of the scheme is that it would bring an underutilised land parcel into productive use, plus the newly planted hedgerow and trees in the managed section of land would deliver an attractive area of verdancy to the area and contribute positively to the area overall. The development would also help to overcome the reported current issue whereby the vacant land parcel attracts fly tipping in its largely unmanaged state. Securing a landscaping and management plan through planning condition will not entirely prevent similar issues occurring in the future, but by providing notable visual management of the area it would generally be expected that some of the more unsavoury results of unmanaged land would reduce over time, to the benefit of the occupiers of the neighbouring properties.

The proposed dwelling would be constructed from brickwork with a detail banding, with header and cill details similar to the surrounding properties. Full materials details are to be required by condition, including full details of windows and doors including depths of reveals to prevent a flat elevation.

Subject to the suggested conditions in respect of materiality and boundary treatments, the proposed development would accord with the requirements of adopted CS Policies P1 and P3, DM1 and the NPPF.

Occupier and Neighbour Amenity

Paragraph 135 of the NPPF states 'Planning policies and decisions should ensure that developments: f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

Core Strategy Policy DM1 sets out that that all development proposals will be expected to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

In respect of the impact of the proposed dwelling itself on neighbour amenity, the application would accord with the SPD where it relates to the required privacy distances.

The most notable neighbour impact would be the positioning of the single storey garage and boundary treatments on the outlook of No. 48 Dunnderdale Hill, along with the hedgerow planting that would partially block the existing open views from that property towards Langley Lane.

Whilst it is noted that the proposed development would result in a significant change in outlook to the current and future occupiers of this property, when considered on-balance it is unlikely that the degree of impact would be so detrimental to warrant a refusal of planning permission given the remaining open aspect. The proposed development would also increase privacy in some respects for the occupiers of this dwelling through providing more of a sense of enclosure by removing some of the currently very open aspect afforded to the property. It is noted that no objection has been received to the latest proposals from the occupiers of this property.

Concern has been raised in respect of No.2 Dunnderdale Hill as a result of the proposed positioning of trees and hedges. An amendment has been secured to position the proposed ornamental trees away from this dwelling and the proposed extent of the hedgerow would sit well away from the front of the dwelling. In any case, the proposed planting is designed to protect the land from fly tipping and will therefore result in a positive benefit. The required management and maintenance plan will ensure that the proposed hedgerow is maintained to an appropriate standard.

Given the proximity of the site to surrounding dwellings, a working hours condition is recommended.

Therefore, subject to the suggested conditions, the proposed development is considered to be acceptable in terms of residential amenity and in accordance with CS policies G9 & DM1, the guidance contained within the Council's Guidelines and Standards for Residential Development SPD and the NPPF.

Drainage

Core Strategy Policy G8 requires that new development does not lead to any increased form of flooding locally or further downstream, does not impede natural water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flood risk and is itself well protected from flood risk and ensures prudent use of water resources.

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

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

The application is not accompanied by a Drainage Strategy but United Utilities were also consulted on the previous application and they advised that they had no comment to make on this application.

Nevertheless, in the event of an approval, subject to the inclusion of an appropriately worded condition requiring the submission of an acceptable Drainage Strategy, Officers consider that the development would accord with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of PfE and the NPPF.

Pollution and Construction Management

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

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

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

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

The resulting scheme by its very nature would not cause any significant impacts in terms of noise and disturbance. Environmental Health were consulted on the previous application and they had no objection subject to condition requiring the need the submission of a construction management plan that would address matters of noise, vibration, dust suppression, hours of operation, parking of construction vehicles etc.

Accordingly, subject to the suggested condition, the scheme would be considered acceptable in accordance with Core Strategy Policies G9 & DM1 and the NPPF.

Ecology and Biodiversity Net Gain

The application is accompanied by an Ecological Appraisal and Biodiversity Impact Assessment. The GMEU were consulted on this application and they have not raised any objections. There would be very limited impacts on the local ecology as a result of the proposed development and there are no suitable habitats on site for protected species. Similarly the habitats on the site are sub-optimal for nesting birds and priority species such as hedgehog and common toad.

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 development will result in the loss of low value grassland to development and public open space, and GMEU have reported that there are no wildlife issues associated with this development that require mitigation.

A statutory metric has been provided that indicates 10% net gain can be achieved on the site, although the post development habitats do not match the proposed landscape plan. The differences include only one tree shown in the metric, whilst four are proposed on the landscape plan. Given however this mismatch results in an increase in the percentage net gain, this can be rectified at discharge of the statutory condition stage.

The urban trees are regarded as significant by Defra, therefore a 30yr habitat management and monitoring plan will be required. Given only 4 trees are involved, a standard condition is considered to be adequate.

The statutory biodiversity gain condition will also apply and requires discharging.

Also recommended is the provision of ecological enhancements comprising of the provision of at least one bird box and one bat box to be integrated onto the development.

Subject to the suggested conditions, the scheme would be acceptable in accordance with Core Strategy Policy G6 and G7, PfE Policy JP-G8 and the NPPF.

Highways

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 proposed 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 in the event of an approval, the development would be considered acceptable in accordance with CS Policy T2, Policy JP-C8 of PfE and the NPPF.

However, it may be necessary to alter the current pavement build out and reposition a lighting column. A Highways Works (Section 278 Agreement) condition is recommended to this effect.

Land Contamination

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

It is noted that the site forms undeveloped former farmland and the onus lies with the applicant to demonstrate that the site is safe and suitable for the type of development proposed in accordance with the NPPF.

A Phase 1 Preliminary Risk Assessment has not been submitted in support of this application the submission and the review of such a site-specific assessment will be secured by condition.

Any future assessment may conclude that further intrusive ground investigations are required to assess the ground conditions for contamination and should this be the case, the ground investigation should obtain soil samples for contamination analysis and asbestos detection and, where possible, groundwater and surface water samples for contamination analysis.

Therefore, subject to the suggested condition the proposed development would be acceptable with regards to CS Policy G9 and the NPPF.

Conclusion

In summation, the application site is located within a sustainable location and this application would be considered to make a positive albeit very minor contribution to the housing supply and local economy within the borough.

It is considered that the changes made to the proposed development to cede part of the site to a management company to are sufficient to overcome the previous refusal reason in respect of neighbouring occupier privacy and amenity and for that reason on balance, the development as a whole is considered to be acceptable and in accordance with the adopted Rochdale Core Strategy, the Council's Guidelines and Standards for Residential Development SPD and the NPPF.

Recommendation: Approve with Conditions

Condition(s) (14)

- 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 shall be carried out in accordance with the following plans and documents hereby approved:-

- 24070/200 B Location Plan
- 24070/201 A Proposed Floor Plans & Proposed Site / Block Plan
- 24070/220 A Proposed Site Plan
- 24070/101 D Proposed Floor Plans & Proposed Site Plan

- 24070/230 C Proposed Landscape Plan

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 until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons.

The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archaeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall be carried out in accordance with the approved remediation strategy thereafter.

No part of the development shall be occupied until a verification report demonstrating that the approved remediation has been implemented has been 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: Further investigation will be necessary prior to commencement of any building or engineering works on site.

- 4 No development shall take place until a surface water drainage scheme has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt, foul and surface water shall drain on separate systems and any submission include:

- An investigation of the hierarchy of drainage options in the National Planning Policy Framework (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water.
- The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.
- Construction details for permeable paving including sub-base details e.g. cross-section, if this type of paving forms part of the sustainable drainage system.

The duly approved scheme shall be implemented prior to the first occupation of any part of the development, and shall be 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. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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

- 5 No development shall take place (including any site clearance or preparation works) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:

- a. the route of access and parking of vehicles of site operatives and visitors;
- b. loading and unloading of plant and materials;
- c. storage of plant and materials used in constructing the development;
- d. the erection and maintenance of security hoarding;

e. measures to protect surrounding sensitive receptors from noise, vibration and fugitive dust & debris both during and after the demolition and construction phase, including pollution pathways to controlled waters;

and,

f. measures to prevent the spread of mud including barrier protection and wheel washing facilities;

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

Reason: To minimise detrimental effects to the amenity of surrounding residential occupiers and the natural environment during the construction phase, along with reducing dangers to highway safety in accordance with Policies DM1, T2, G7 and G9 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-G9 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for Pre-Commencement: Site preparation and construction works are inherently noisy activities with significant potential for disturbance of surrounding occupiers and therefore a Construction Management Plan needs to be agreed in advance.

- 6 No development shall take place until finished floor and external ground levels across the site relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and retained as such thereafter.

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

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

- 7 No development shall commence until details of any off-site highway works necessary to serve the development have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be secured through a Section 278 Agreement under the Highways Act 1980 with the Highway Authority. The development shall not be occupied until the approved highway works have been completed in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Upon further investigation, should it be found that off-site highway works are not required, appropriate evidence including diagrams and written agreement from the Highway Authority must be submitted for approval by the Local Planning Authority to discharge the condition or ensure it has no effect.

Reason: In the interests of highway safety and to ensure adequate access to the development in accordance with CS policies DM1 & T2, Place for Everyone joint development plan policy JP-C8 and the NPPF.

Reason for Pre-Commencement Condition: A full understanding of the implications on the public highway of the development must be agreed in advance of any construction works to allow for safe and convenient access to the site for construction purposes along with its future operation.

- 8 Notwithstanding the details shown on the approved plans, above ground works shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities) and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

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

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

- 9 No development shall take place until a Habitat Management and Monitoring Plan (the HMMP) has been submitted to, and approved in writing by, the local planning authority. The HMMP shall be prepared in accordance with the approved Biodiversity Gain Plan and include:

a) a non-technical summary;

b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;

c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan, including a timetable for its implementation and completion;

d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

The created and/or enhanced habitat specified in the approved HMMP shall be completed, managed and maintained in accordance with the approved HMMP.

Notice in writing shall be given to the Council when the:

a) HMMP has been implemented; and

b) habitat creation and enhancement works as set out in the HMMP have been completed.

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policies G6 and G7 of the adopted Rochdale Core Strategy and JP-G8 of the adopted Places for Everyone Joint Development Plan.

Reason for Pre-commencement: The HMMP will be required as part of the arrangements to be approved under the statutory BNG condition which requires submission of the Biodiversity Gain Plan prior to commencement of development.

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

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

- 11 No above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby

approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies 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 No above ground works shall take place until full details of the design and placement of any pipework, meter boxes or flues (as necessary) to be fixed to the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be duly implemented and retained as such thereafter.

For the avoidance of doubt, any such features shall be placed in the most unobtrusive places demonstrated to be possible.

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.

- 13 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.

For the avoidance of doubt, specific aesthetic consideration shall be given to the northern site boundary.

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.

- 14 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.

For the avoidance of doubt, such measures will include at a minimum the provision of at least one bird box/brick and bat box integrated into the fabric of the building hereby approved, along with a 'Hedgehog Highway' built into the boundary fencing. The duly approved scheme shall be implemented in full prior to final occupation of the development 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.

Approval Reason(s) (1)

- 1 The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.