

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: PL/2026/0272

Applicant Mr S Thomas C/O Agent - Emery Planning 1-4 South Park Business Court Hobson Street Macclesfield Cheshire SK11 8BS	Agent Mr Gareth Salthouse 1-4 South Park Business Court Hobson Street Macclesfield Cheshire SK11 8BS
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Part I - Particulars of Application

Proposal: Erection of one detached dwellinghouse together with associated boundary treatments, new vehicle hardstanding and landscaping

Location: Land off Langley Lane, Middleton, M24 5AN

Valid On: 21 April 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING 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.

Date of Decision: 05/08/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice. Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.