

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

APPLICATION REFERENCE: PL/2026/0141

Applicant Mr Bob Pleasance Mossacre St. Vincent Housing Group Ltd 7th Floor, Trafford House Chester Road Manchester M32 0RS	Agent Ms Alison Duxbury Lower Ground Floor 4 Jordan Street Manchester M15 4PY
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Part I - Particulars of Application

Proposal: Erection of 3-storey apartment building of consisting 23no. units, erection of 5no. 3-storey dwelling houses, erection of a new sub-station with associated access, car parking, landscaping and boundary treatment

Location: Land at Queens Drive, Rochdale, OL11 2NP

Valid On: 16 March 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (19)****1 Time Limit**

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 Approved Plans

This permission relates to the following drawings and documents:

Drawings

- Location Plan Drawing No 01 Rev A

- Site Ownership Plan Drawing No 02
- Site Demolition Plan Drawing No 03 Rev A
- Site Topographical Survey Drawing No 04
- Proposed Site Plan Drawing No 05 A
- Proposed Roof Plan Drawing No 06
- Proposed House Type Layouts Drawing No 07
- Proposed House Block Layouts Drawing No 08
- Proposed Flat Type Layouts Drawing No 09
- Proposed Flat Block Layouts Drawing No 10
- Proposed House Block Elevations Drawing No 11
- Proposed Flat Block Elevations Drawing No 12
- Proposed Street Scene Elevations Drawing No 13
- Proposed Bin Store GA Layouts Drawing No 14
- Proposed Substation GA Layouts Drawing No 15A
- Landscape Proposals 500-01G Landscape GA
- Detailed Planting Plan 500-02B Detailed Planting Plan
- Proposed Boundary Treatments 500-03A Boundary Treatment

Documents

- Design, Access and Planning Statement Rev A
- Affordable Housing Statement v241125
- S106 / Viability Assessment 090326
- Phase 1 Site Investigation (1 of 4) 25-446 - P1 DTS - Queens Drive, Rochdale (1 of 4)
- Phase 1 Site Investigation (2 of 4) 25-446 - P1 DTS - Queens Drive, Rochdale (2 of 4)

- Phase 1 Site Investigation (3 of 4) 25-446 - P1 DTS - Queens Drive, Rochdale (3 of 4)
- Phase 1 Site Investigation (4 of 4) 25-446 - P1 DTS - Queens Drive, Rochdale (4 of 4)
- Phase 2 Remediation Statement 25-446.01L – Remediation Statement
- Phase 2 Groundwater and Ground Gas Monitoring Certificate 25-446.02L – HGGRA
- Flood Risk Assessment & Drainage Strategy Report (1 of 2) QueensDrive - FRA and Drainage Strategy Report_Body-AppJ
- Flood Risk Assessment & Drainage Strategy Report (2 of 2) QueensDrive - FRA and Drainage Strategy Report_AppK-AppT
- Arboricultural Impact Assessment Queens Drive, Kirkholt - Arboricultural Impact Assessment (Jan 2026)
- Preliminary Ecological Appraisal RHE.4415 Queens Drive, Kirkholt_PEA
- Biodiversity Net Gain Assessment RHE.4415 Queens Drive, Kirkholt - BNG Assessment 2026 - FINAL
- Queens Drive, Kirkholt-Biodiversity Metric-June 2026
- Biodiversity Net Gain - Condition Assessment BNG - Queens Drive Kirkholt - Condition_assessments_version_1.02
- Energy & Climate Change Adaption Statement 25134-DPL-XX-XX-T-Y-9901 - Energy Strategy Statement
- External Lighting & Vehicle Charging 25134-DPL-EX-XX-D-ME-7006
- Crime Impact Statement 25-0351, Land South of Queens Drive
- Noise Impact Assessment AA0521 Queens Drive, Rochdale Residential NIA Report Final 16122025 Rev A
- Noise Impact Assessment - ASHP AA0521.1- 5no ASHPs Queens Drive Rochdale NIA ASHP Final
- Transport Statement 4548TS.03
- Phase 1 Utilities Report Desktop Utility Infrastructure Report - Queens Drive, Kirkholt Rev A

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

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

3 **Management of Public and Communal Areas**

No part of the development hereby approved shall be occupied until a Management and Maintenance Plan for all proposed public and communal areas has been submitted to and approved in writing by the Local Planning Authority. The approved Management and Maintenance Plan shall be adhered to for the lifetime of the development.

Reason: To ensure a ensure a satisfactory standard of visual amenity and repair for the lifetime of the development in accordance with CS policies DM1 and P3, PfE Policy JP-P1 and the National Planning Policy Framework.

4 **Drainage**

The development hereby approved shall not be occupied until such time as the Proposed Drainage Plan referenced 100.25073-ACE-ZZ-ZZ-DR-C-1000 P05 contained within the Flood Risk Assessment and Drainage Strategy 100.25073-ACE-ZZ-ZZ-RP-C-0001 has been implemented in full and retained and maintained for their intended purpose thereafter.

Reason: In the interest of providing a safe environment in the event of a flood and to prevent an increased risk of flooding further downstream and 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.

5 **Site Remediation and Verification**

Following completion of the measures identified in the approved remediation scheme (The proposal for gas protection measures set out within the Arc Environmental Ltd Remediation Statement & Validation Proposal report reference 25-446 dated 4th February 2026) and prior to first use/occupation of the approved development, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy thereafter.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported

in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason for pre-commencement condition: Details of remediation will be required to ensure the safe development of the site during the construction and operation phases of the development.

6 Materials

Notwithstanding any such detail shown on previously submitted plans, no above ground works shall take place until such time as a detailed specification and 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. For the avoidance of doubt these details relate to windows, doors, roof materials, balcony construction and all elevation materials. 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 at all times.

A built sample panel shall be made available on site once the elevational materials have been agreed.

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 Arboricultural Method Statement

Prior to any works taking place within the root protection areas of the retained trees, in accordance with the recommendations of the submitted Arboricultural Impact Assessment Referenced 25/AIA/ROCH/15, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority to demonstrate how any trees proposed for retention can be suitably safeguarded. The Method Statement should also confirm the procedure for all trees to be removed and the use of geotextiles and a no-dig construction methodology where proposed hard surfaces and development may overlap with root protection areas; and how Arboricultural site supervision will be carried out where works are proposed within and immediately adjacent to root protection areas.

Reason: To safeguard the trees and vegetation to be retained.

8 **Tree Protection**

During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard and as demonstrated in the submitted Arboricultural Impact Assessment Drawing No 02 Rev A.

Reason: To safeguard the trees to be retained.

9 **Reasonable Avoidance Measures**

No development shall take place (including any site clearance, demolition or preparation works) until all reasonable avoidance measures set out within Section 5 of the approved Preliminary Ecological Appraisal 2024 referenced RHE.4415 have been implemented and carried out in full for the lifetime of the construction period.

Reason: In order to minimise potential risk to protected species and 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.

Reason for pre-commencement condition: Site clearance poses a potential threat to reptiles, nesting birds hedgehogs and badger which are protected under the Wildlife and Countryside Act 1981 and protective measures must therefore be agreed in advance.

10 **Precautionary Working Method Statement**

No tree felling shall take place until a Precautionary Working Method Statement covering the proposed felling works to T1 has been submitted to and approved in writing by the Local Planning Authority.

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

Reason: In order to minimise potential risk to protected species and 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.

Reason for pre-commencement condition: site clearance poses a potential threat to badger which are protected under the Wildlife and Countryside Act 1981 and protective measures must therefore be agreed in advance.

11 **Badger Check**

No development shall take place (including any site clearance, demolition or preparation works) until a site walkover and reasonable avoidance measures assessment check confirming the presence of any badger setts on and within 30m of the site is undertaken. The results of the assessment shall then be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved statement thereafter.

Reason: In order to minimise potential risk to protected species and 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.

Reason for pre-commencement condition: Site clearance poses a potential threat to badger which are protected under the Wildlife and Countryside Act 1981 and protective measures must therefore be agreed in advance.

12 **Invasive Species**

Prior to the commencement of any earthworks or vegetation clearance, an updated site walkover and assessment shall be completed to establish whether any non-native invasive species are present on site. The results of the assessment shall then be submitted to and approved in writing by the Local Planning Authority. If any non-native invasive species are identified on site, a method statement detailing the eradication or avoidance measures for such invasive species shall be submitted to and agreed in writing to the Local Planning Authority. This statement should include a management plan to avoid the spread of these and include an updated distribution map of the site. The agreed method statement shall be adhered to and implemented in full.

Reason: To eradicate invasive species and protect the biodiversity of the area.

Reason for Pre-commencement Condition: Construction/clearance works on site have the potential to cause the further spread invasive species, which therefore need to be managed sensitively prior to works starting on site.

13 **Soft Landscaping**

All proposed planting shall be carried out in accordance with the approved details shown on Landscape GA Drawing No 01 Rev G within the first planting and seeding seasons following the final occupation of the development. Any trees, plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become

seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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 Policy G7 of the adopted Rochdale Core, Policies JP-P1 and JP-G2 of the Places for Everyone Plan and the NPPF.

14 **Biodiversity Enhancements**

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

15 **Habitat Management Monitoring Plan**

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- (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;
- (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,

has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of maintaining and managing the proposed biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

16 **Noise Levels**

The development hereby approved shall be constructed to achieve the following internal and external noise levels:

- i. 35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- ii. 30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- iii. 35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- iv. 40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times;
- v. Noise in external amenity areas shall not exceed 58dB(A).

Prior to first occupation, a scheme of validation, identifying a representative sample of plots shall be submitted to and approved by the Local Planning Authority. Thereafter, and prior to occupation of the identified sample plots, a validation report(s) shall be submitted to and approved in writing by the Local Planning Authority.

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

17 **Noise Mitigation**

The development hereby approved shall be constructed in accordance with the noise mitigation measures set out within section 5 of submitted Noise Impact Assessment AA0521 and section 4 of submitted Noise Impact Assessment AA0521.1. No part of the development shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved

ventilation and acoustic measures have been implemented to achieve the required maximum noise levels. The noise attenuation measures shall be retained as installed thereafter.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 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.

18 Vehicular Parking

No part of the development hereby approved shall be occupied until all vehicle parking spaces have been provided and clearly marked out in accordance with the plans hereby approved. The parking spaces shall be kept available for parking at all times thereafter and shall not be used for any other purpose.

Reason: In order to ensure there is adequate provision for vehicles to be parked and adequate turning and servicing provision clear of the highway in order to comply with Policy T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

19 Renewable Energy Details

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

Reason: In the interests of achieving the objectives of PfE Policy JP-S2 and CS Policies G1 and G2 and in the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-S2 and JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Approval Reason(s) (1)

21 Procedure Statement

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: 12/08/2026

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.

Your attention is drawn to the following (2)	
20	BIODIVERSITY NET GAIN The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless: a) A Biodiversity Gain Plan has been submitted to the planning authority, and; b) The planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Borough Council. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply. For the purposes of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, a biodiversity gain plan is a plan which: (a) relates to development for which planning permission is granted, and;

	(b) specifies the matters referred to below: The matters are: (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat; (b) the pre-development biodiversity value of the onsite habitat; (c) the post-development biodiversity value of the onsite habitat; (d) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development; (e) any biodiversity credits purchased for the development; and (f) any such other matters as the Secretary of State may by regulations specify.
22	Should any protected species or evidence of protected species be found prior to or during development, work must stop immediately and Ecological advice must be sought or Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement.

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>.