

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

APPLICATION REFERENCE: PL/2026/0196

Applicant Zest Eco Bond House The Bourse Boar Lane Leeds, West Yorkshire LS1 5EN	Agent Mr Matthew Stimpson Bond House The Bourse Boar Lane Leeds, West Yorkshire LS1 5EN
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Part I - Particulars of Application

Proposal: Erection of seven residential dwellings (Use Class C3) with associated access works including formation of a new dropped kerb, parking, bin storage, landscaping and private amenity space.

Location: Land at Egerton Street (Former New Jerusalem Church), Middleton, M24 4QD

Valid On: 21 April 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING 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 shall be carried out in accordance with the following plans and documents hereby approved:
 - Location Plan as existing Drawing No 2913-URB-ZZ-XX-DR-A-208900 Rev P00
 - Location Plan as proposed Drawing No 2913-URB-ZZ-XX-DR-A-208901 Rev P03

- Site Block Plan as existing Drawing No 2913-URB-ZZ-XX-DR-A-208902 Rev P00
- Site Block Plan as proposed Drawing No 2913-URB-ZZ-XX-DR-A-208903 Rev P03
- Site Plan as proposed Drawing No 2913-URB-ZZ-XX-DR-A-208904 Rev P03
- Floor Plans as proposed Block 1 Units A, B, C and D Drawing No 2913-URB-B1-ZZ-DR-A-208150 Rev P03
- Elevations as proposed Block 1 Units A, B, C and D Drawing No 2913-URB-B1-ZZ-DR-A-208250 Rev P03
- Colour Elevations as proposed Block 1 Units A, B, C and D Drawing No 2913-URB-B1-ZZ-DR-A-208251 Rev P03
- Floor Plans as proposed Block 2 Units E, F and G Drawing No 2913-URB-B2-ZZ-DR-A-208150 Rev P03
- Elevations as proposed Block 2 Units E, F and G Drawing No 2913-URB-B2-ZZ-DR-A-208250 Rev P03
- Colour Elevations as proposed Block 2 Units E, F and G Drawing No 2913-URB-B2-ZZ-DR-A-208251 Rev P03
- PV Panel Details Drawing No 2913-URB-B2-ZZ-DR-A-208700 Rev P03
- Bin Store as proposed Drawing No 2913-URB-BS-ZZ-DR-A-208701 Rev P03
- Site Elevations as proposed 1 of 2 Drawing No 2913-URB-ZZ-XX-DR-A-208250 Rev P03
- Site Elevations as proposed 2 of 2 Drawing No 2913-URB-ZZ-XX-DR-A-208251 Rev P03
- Boundary Treatment Elevations as proposed 1 of 2 Drawing No 2913-URB-ZZ-XX-DR-A-208252 Rev P03
- Boundary Treatment Elevations as proposed 2 of 2 Drawing No 2913-URB-ZZ-XX-DR-A-208253 Rev P02
- Site Sections as proposed Drawing No 2913-URB-ZZ-XX-DR-A-208350 Rev P03
- Design and Access Statement Dated 1st September 2026 2913-URB-ZZ-XX-DA-A-2A3750-P04 Rev P04

- Transport Statement Dated February 2026 Version 1
- Biodiversity Net Gain Statement Dated 24th October 2025 Issue 2.0
- Heritage Statement Dated 24th March 2026
- Preliminary Ecological Appraisal Dated 7th October 2025

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 Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;

(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

(v) Foul and surface water shall drain on separate systems.

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

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

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

- 5 Notwithstanding any description of materials in the application, no above ground works shall take place until samples and full specifications of all external facing materials to be used in the approved elevations have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and retained as approved thereafter. For the avoidance of doubt, these details should relate to brick type, windows, doors, roof materials and all other elevation materials.

For the avoidance of any further doubt, a sample panel of the agreed brickwork (minimum size 900mm x 900mm) to be used in the proposed elevations shall also be made available to view on site.

A sample of the proposed window frame and roof tile must also be made available to view on site.

For the avoidance of doubt, the proposed roof material should be slate.

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

- 6 Notwithstanding any description of materials in the application, no above ground works shall take place until samples of all ground surfacing materials to be used externally within the communal areas and parking forecourt hereby approved, have been submitted to and approved in writing by the Local Planning Authority.

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

- 7 No part of the development shall be occupied until all corresponding boundary treatments have been erected in accordance with the approved details as set out within the approved Boundary Treatment Plans referenced:

- Boundary Treatment Elevations as proposed 1 of 2 Drawing No 2913-URB-ZZ-XX-DR-A-208252 Rev P03

- Boundary Treatment Elevations as proposed 2 of 2 Drawing No 2913-URB-ZZ-XX-DR-A-208253 Rev P02

For the avoidance of doubt, the proposed 1.8m high hedge as shown on Boundary Treatment Elevations as proposed 2 of 2 Drawing No 2913-URB-ZZ-XX-DR-A-208253 Rev P02 shall be a native species.

All boundary treatments shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure that the site is satisfactorily landscaped and in the interests of visual amenity and to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

- 8 No part of the development hereby permitted shall be occupied until a scheme of biodiversity enhancements has been submitted to and approved in writing by the Local Planning Authority. Such measures shall include, but not be limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved. The duly approved scheme shall be implemented in full prior to final occupation of the phase of development hereby approved.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 9 The development hereby approved shall be constructed to achieve the following internal noise levels:
- i. 35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
 - ii. 30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
 - iii. 35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
 - iv. 40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times;

No part of the development shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the above ventilation and acoustic measures have been implemented to achieve the required maximum noise levels. The noise attenuation measures shall be retained as installed thereafter.

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

- 10 The development shall not be fully occupied until all vehicle parking spaces as shown on Site Plan as proposed Drawing No 2913-URB-ZZ-XX-DR-A-208904 Rev P03 have been provided and clearly marked out in accordance with the plans hereby approved. The parking spaces shall be kept available for residents parking at all times thereafter and they 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.

- 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 development hereby approved shall not be altered or extended, and no buildings or structure shall be erected within their curtilage under Schedule 2, Part 1, Classes A, AA, B, D, E, of the above Order.

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

Approval Reason(s) (1)

1 Procedure Statement

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

Date of Decision: 09/09/2026

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 (1)	
1	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 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.
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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>.