

APPLICATION NUMBER: 20/01325/FUL

## DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
20/01325/FUL	Ryan Killeen	23 November 2021

**Address:** Land To The South Side Of William Street Littleborough OL15 8JP

**Proposal:** Demolition of existing building and construction of 7 no. houses

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	Y

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	Grant Subject to Conditions
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CHECKED AND SIGNED OFF BY: AT

DATE: 01.12.2021

### SITE

The application relates to a brick workshop building and surrounding curtilage sited south of William Street approximately 600m east of Littleborough Town Centre. The workshop includes a broadly rectangular footprint approximately 275m<sup>2</sup> and is set

against the highway with no formal intervening footway. The wider grounds remain relatively free from development other than a telecommunications lattice tower to the southeast corner, and are currently in an overgrown state. Vehicular entrances are provided from William Street to both the east and west of the building.

The site lies within the Defined Urban Area, as set out under saved policy G/D/1 of the UDP, with no other designations presiding over the site. The surrounding area is mixed in character, comprising larger grain industrial and commercial uses immediately to the south and east, with terraced dwellings to the north and west.

## **PROPOSAL**

Planning permission is sought for the demolition of the existing building and development of the site to provide 6 no. 2 and-a-half storey dwellings comprising 4 no. semi-detached and 2 no. detached which would front William Street, in addition to a detached bungalow which would be sited to the south of the site and would be accessed via a shared driveway which intersects the row of 6 dwellings fronting William Street.

Each dwelling is provided with 2 no. off-street car parking spaces, albeit with 4 of the dwellings having only a single space within their respective curtilage and a separate space provided within a shared courtyard to the south of the site adjacent to the telecoms lattice tower.

## **RELEVANT PLANNING POLICY**

### **National Guidance**

National Planning Policy Framework (NPPF) July 2021  
National Planning Practice Guidance (NPPG)

### **Adopted Rochdale Core Strategy (CS):**

### **Adopted Rochdale Core Strategy (CS):**

<b>SO2</b>	<b>Creating successful and healthy communities</b>
C1	Delivering the right amount of housing in the right places
C2	Focusing on regeneration areas and economic growth corridors/areas
C3	Delivering the right type of housing
C4	Providing affordable homes
C6	Improving health and well being
C7	Delivering education facilities
C8	Improving community, sport, leisure and cultural facilities
<b>SO3</b>	<b>Improving design, image and quality of place</b>
P3	Improving design of new development
<b>SO4</b>	<b>Promoting a greener environment</b>
G6	Enhancing green infrastructure
G7	Increasing the value of biodiversity and geodiversity

G8	Managing water resources and flood risk
G9	Reducing the impact of pollution, contamination and land instability
<b>SO5</b>	<b>Improving accessibility and delivering sustainable transport</b>
T2	Improving accessibility
DM1	General development requirements
SD1	Delivering sustainable development

Unitary Development Plan (UDP):

<b>G/D/1</b>	<b>Defined Urban Area</b>
EM/7	Development and Flood Risk
EM/8	Protection of Surface and Ground

Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development (June 2016)  
Oldham and Rochdale Urban Design Guide

**RELEVANT SITE HISTORY**

80/D11838 Alterations And Improvements To Oil Storage And Distribution Depot  
– Granted STC

**CONSULTATION RESPONSES**

Env Health - Noise/Odours

**17/03/2021:** This section cannot support the application in its current form. Given the close proximity to the existing industrial units an acoustic assessment will need to be carried to inform the design of the homes and gardens in order to achieve the following internal and external noise levels:

- 35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- 30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- 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;
- 40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

Noise in external amenity areas shall not exceed 55 dB(A).

**26/11/2021 Following the submission of a Noise Impact Assessment:** Acoustic report has sufficiently informed the design of the flats to achieve the required noise levels, I would recommend conditioning the detail of the report, section 6 Sound insulation scheme is implemented as documented and prior to occupation a validation report should be carried out.

Gtr Manchester Ecology Unit

Summary: There are no significant ecological issues associated with this development. Issues relating to bats, nesting birds and loss of trees and scrub can be resolved via condition and or informative.

Environmental Control (Landfill Gas)

No comments received to date

Highways And Engineering

We have no objections to this proposal.

The development has adequate parking provision.

The development will not generate an unreasonable volume of traffic.

Access to the site should be increased to 6m in width form the highway. This will help vehicles getting into and out of the spaces in front of the properties.

No changes are proposed to the highways layout.

I have no concerns regarding emergency access or refuse collection.

We have no objections to this proposal subject to the following conditions.

Upon completion of the development the applicant shall renew the footway and kerb line fronting the property under a S278 Agreement with the Local Highways Authority.

The bell mouth access should be increased in width to 6m

Many thanks for your consultation request.

Lead Local Flood Authority/Drainage

Summary: Recommend standard conditions relating to detailed surface and foul water drainage design

United Utilities

Summary: Recommend standard conditions relating to detailed surface and foul water drainage design

**REPRESENTATIONS**

Letters of notification were sent to all surrounding properties and a notice posted in the vicinity of the site. 10 letters of objection were received raising concern over the following matters:

Objection	Officer's Response
The development is unacceptable in principle	Assessed in the 'principle of development' section
The development would fail to provide a satisfactory standard of amenity for	Assessed in the 'amenity' section.

future occupiers.	
Overshadowing and overbearing impact on neighbouring properties	Assessed in the 'amenity' section.
Loss of privacy	Assessed in the 'amenity' section.
Insufficient parking and vehicle manoeuvring space	Assessed in the 'Highways' section.
Dwelling design is bulky	Assessed in the 'Impact on character and appearance section'
Land may be contaminated	Assessed in the 'Ground Conditions' section of the report

## **ANALYSIS**

### **Principle of Development**

The proposed application site is located within the Defined Urban Area as designated under Policy G/D/1 of the Proposals Map of the Unitary Development Plan (UDP) and is not included within any other land designations. Policy G/D/1 states that new development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside.

The site comprises a workshop with associated curtilage and would be considered to constitute Previously Developed Land (PDL) in accordance with the definition contained within annex 2 of the NPPF and is subsequently considered as 'brownfield'. Paragraph 120 of the NPPF states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes, additionally, Core Strategy policy C1 seeks to achieve a target of 80% of new housing on PDL.

It is recognised that the use of the site for residential use would comprise an alternative use to the employment use which the site lawfully benefits from. In assessing this Paragraph 123 of the NPPF requires Local planning authorities to take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans and should support proposals to use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework.

Policy E2 of the adopted Core Strategy seeks to ensure the provision of a good supply of land and premises for employment uses, and in the north of the borough specifically, seek to maintain existing levels of employment land and where possible improve the number, range and quality of jobs. Policy E2 seeks to achieve this through Protect existing employment zones, and employment (B1 – B8) sites and premises (over 0.2ha) and support their retention and redevelopment for employment uses.

In assessing this application, the site area measures approximately 0.17ha, and would subsequently not be afforded protection under policy E2. Furthermore, the site is located within a predominantly residential area close to Littleborough Town Centre with good access to public transport and local amenities without the need for private transport. Accordingly, subject to an assessment of other development management requirements, the application would accord with Policy E2 and C1 of the adopted Core Strategy and the National Planning Policy Framework.

### **Impact on Character and Appearance**

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. In addition, paragraphs 126 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes onto 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.

The site comprises a two-storey workshop building dating from the early C19, appearing on the 1910 OS map of the area. Despite the buildings age and industrial typology, it is not recognised as a Non-Designated Heritage Asset. The building and the wider site have been poorly maintained and the site as a whole does not contribute positively to the character and appearance of the area. Accordingly, the clearance of the site can be considered acceptable with respect to its impact on the character and appearance of the area.

The dwelling design of plots 1-6 fronting William Street includes 3 house types which are not discernibly different to one another. Ordinarily, a reduced number of house types may be harmful to the character and appearance of the development, however in this instance it would be considered acceptable, where the surrounding residential areas are generally comprised of homogenised rows of terraces, which this development seeks replicate in the form and proportion of each dwelling. Contemporary brick detailing and entrance door surround is used to distinguish the development as a modern addition to the area and create visual interest.

Objections have been received in relation to the overall massing and scale of dwellings fronting William Street. It is considered that the overall height of each dwelling would not be noticeably different to the existing dwellings which abut the site, particularly when viewed from public vantage points at street level adjacent to the site. Furthermore, the dwellings are reasonably spaced and the building line broken with external passageways to the rear of the property, and the building line would be set back circa 6m from William Street than the existing building, which

subsequently would provide a more 'open' feeling to William Street despite the overall increase in built form.

Car parking spaces have been sensitively placed along the William Street frontage with intervening areas of landscaping to provide a visual relief once spaces are occupied. The dedicated parking court to the south of the development, out of view from surrounding public vantage points is further considered to mitigate against an over-proliferation of vehicles parked in view of the street scene. Each dwelling includes external access between the front and rear curtilage to prevent the need to store refuse containers in view of the street scene and the harm to the character and appearance of the area which would be associated with this.

Whilst only limited detail is included in respect of boundary treatments, surfacing and materiality of the proposed dwellings, it is considered that each element can satisfactorily be addressed by a suitably worded condition. Subject to these conditions, the application would accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

### **Amenity**

Paragraph 185 of the NPPF 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. Paragraph 130 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.

#### *Space Standards*

Section 4.1 of the Guidelines and Standards for Residential Development SPD sets out minimum distance standards which all new residential developments should adhere to in order to ensure a satisfactory standard of amenity for surrounding, existing and future occupiers.

In the absence of any residential occupiers to the rear, no concerns are had in this regard. The 14m of separation between the side elevation of plot 1 and the rear elevation of nos.1&3 Featherstall Brook View and 15m between the facing front elevations of dwellings on William Street would also satisfy these requirements.

In according with these standards, it is considered that the development would not be unduly overbearing, or overshadow surrounding dwellings and would not result in an unacceptable loss of privacy.

#### *Noise & Pollution*

The site backs onto several industrial units, albeit at a much lower siting given that the topography falls beyond the southern boundary of the site. A Noise Impact Assessment has been submitted in support of the application which sets out that industrial noise levels fall +25dB above the background levels at the façade of unit 7, which would be most exposed to this noise impact. The report recommends acoustic fencing to the perimeter of each garden ranging between 1.8m and 2.0m high depending on its location within the development and a scheme of sound insulation with specified fenestration and ventilation ratings.

The Council's Environmental Health Officer has been consulted on the application and has requested that the recommendations of the submitted NIA be required to be implemented, and a verification report indicating that the required internal conditions can be achieved, submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the dwellings.

Given the extent of the works required to demolish the existing buildings on site, remove the large area of hardstanding and erect 7 no. dwellings, within such close proximity to sensitive receptors, it is considered necessary to require a construction management plan to be submitted via condition prior to works commencing.

#### *Occupier Amenity*

The Nationally Described Space Standards (NDSS) is a technical standards document produced to ensure internal space within new dwellings is suitable for application across all tenures. Table 1 sets out the minimum gross internal floor area requirements for dwellings, and setting out the requirements for dwellings which include a variety of room numbers, bed spaces and storeys.

<b>Number of bedrooms (b)</b>	<b>Number of bed spaces (persons)</b>	<b>1 storey dwellings</b>	<b>2 storey dwellings</b>	<b>3 storey dwellings</b>	<b>Built-in storage</b>
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	

In assessing this application, each dwelling provides 5 bed spaces across 3 bedrooms, with dwellings fronting William Street set over three-stories and dwelling at the south, a bungalow. In assessing this application, plots 1,2,5 and 6 (semi-detached) achieve a Gross Internal Area of 102m<sup>2</sup>, with both plots 3 and 4 (detached) achieving 117m<sup>2</sup> and the bungalow 87m<sup>2</sup>. Having regard to the above standards, the proposals dwellings are considered to be suitable for occupation in this regard.

It is noted that a number of dwellings include side facing fenestration at an upper floor level. In order to maintain a suitable standard of privacy between dwellings, a condition is recommended requiring specified windows to be non-opening and obscurely glazed below 1.7m above floor level.



Further to the above, garden sizes are considered appropriate for each dwelling and each habitable room would be served with adequate light and outlook. It is however considered that any reduction in the size of the garden associated with each plot would be unduly harmful to the amenity of the dwelling, and it is considered appropriate to revoke permitted development rights which would increase the quantum of built form on the site, reducing the available garden space or increasing the number of occupants.

In summary, subject to the recommended conditions relating to obscure glazing and a scheme of acoustic attenuation across the development, the proposals would not unduly impact the amenity of surrounding occupiers and would ensure a satisfactory standard of amenity for all future occupiers. The application is therefore considered to accord with the requirements of Policy G9 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

## **Highways**

Core Strategy policy T2 seeks to ensure that development is located where there is good access to public transport and where the need to travel by car is minimised. Policy DM1 seeks to ensure there is not an over-dominance of parked cars on residential streets. Appendix 5 of the Adopted Core Strategy stipulates a maximum of 2 spaces per dwelling at this location.

The proposed dwellings would each be served by 2 off-street car parking spaces.

The application site is set south of A58 Featherstall Road, although William Street itself does not cater for a high volume of traffic. Objections have been received in respect of parking and the impact of the development on highway safety and functionality. It is recognised that the provision of 2 no. car parking spaces for each dwelling would accord with the maximum parking standard for residential dwellings contained within the Core Strategy and the LPA could not reasonably request more. Given each dwelling includes only 3 bedrooms, it is unlikely that levels of car ownership would be such that it would unacceptably contribute to on-street parking.

Whilst it is acknowledged that maneuvering space is tight within the yard to the south of the site, sufficient clearance exists to enable vehicles to egress the site in forward gear. The width of the proposed access has been widened to 6 metres to allow for easier access to the parallel parking spaces serving plots 3 and 4.

The Council's Highways Officer has raised no objection to the proposal, considering parking to be adequate for dwellings of this size in this location, which is near to Littleborough Town Centre with suitable access to public transport.

The proposed parking and access arrangements are therefore considered to be acceptable and in accordance with the relevant parts of adopted Rochdale Core Strategy policies T2 and DM1, the SPD and the NPPF.

## **Drainage and Flood Risk**

The NPPF establishes that inappropriate development in areas at risk at flooding should be avoided and that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. The site falls within Flood Zone 1 and is therefore at a low risk of flooding (less than 1 in 1000 or 0.1% annual probability of river or sea flooding in any year). The site is therefore suitable for residential development in this respect. Policy G8 of the Core Strategy sets out the Council's strategy for managing water resources and flood risk more effectively in the interests of public safety, protecting property and infrastructure and the conservation of the natural environment.

The application is supported by a preliminary drainage strategy, setting out the total extent of impermeable areas. The proposed development would include a similar amount of impermeable surfacing to that which currently exists on the site. Each new dwelling is to include permeable paving within the private garden areas in addition to a herringbone-laid permeable driveway. Soakaways are to be included within each garden area.

United Utilities has confirmed no objection to the proposals, and recommended conditions for a detailed drainage scheme and separate systems for the drainage of foul and surface water. The Council's Drainage Officer has recommended conditions for a detailed surface water drainage proposal prior to commencing development, as well as a separate condition for the separate drainage of foul and surface water.

Given the submitted drainage plan is high level, it would be considered appropriate to recommend a condition that, prior to any ground works, details of foul and surface water drainage are to be submitted to and approved in writing by the LPA.

As such it is considered that sustainable drainage solutions can be achieved through condition and therefore the proposal would accord with the requirements of Policy G8 and DM1 of the Adopted Core Strategy, the National Planning Policy Framework.

### **Biodiversity impacts and gains**

Paragraph 170 of the NPPF 2019 states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity, providing net gains where possible, and contributing to the Government's commitment to halt decline. Core Strategy policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.

Given the industrial character of the site, the extent of the hardstanding across the site and the absence of any ecological features, it is considered that the site is of negligible ecological value.

Due to the age and scale of the building, a bat survey has been submitted, subsequent to which a visual assessment and two emergence surveys have been carried out by an experienced consultancy at an appropriate time of year. These assessments recorded no evidence of bats and the building has been deemed low risk for bats. GMEU has accepted the report and recommend an informative be attached. Similarly, in the absence of any recorded nesting birds within the building

and across foliage within the site, GMEU has requested a condition be attached restricting site clearance to only those months outside of the nesting season.

It is considered necessary to secure a net gain in biodiversity, which should be provided in the form of a suitable landscaping scheme and artificial nest provision such as a bat or bird box, or swift brick, it is considered that this can be achieved via condition.

In light of the above, it is considered that the proposals are acceptable and accords with policy G7 of the Core Strategy and the requirements of the NPPF.

### **Ground Conditions**

Paragraph 183 of the National Planning Policy Framework states that planning policies and decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation). Core Strategy Policy G9 states that the Council will ensure that any risks arising from contaminated land or land instability are identified, and that any appropriate actions to address these risks are taken, prior to development taking place.

The Council's Public Protection Officer has reviewed the submitted Preliminary Risk Assessment and welcomed the recommendation for a Phase 2 to be submitted to and approved in writing by the Local Planning Authority. Subject to the suggested condition, the requirements of adopted Rochdale Core Strategy G9 and the NPPF will have been met.

### **RECOMMENDATION**

- 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 This permission relates to the following plans:-

- ☐ Dwg. 01/01 – Location Plan
- ☐ Dwg. 02 – Existing Floor Plans
- ☐ Dwg. 03 – Existing Elevations
- ☐ Dwg. D C/W S/T S19-01 – Existing Site Plan
- ☐ Dwg. 05/04 – Proposed Site Plan
- ☐ Dwg. 06/01 – Proposed Street Scene
- ☐ Dwg. 13/03 – House Type 3 Floor Plans and Elevations
- ☐ Dwg. 15 – Plots 1,2,5 and 6 Floor Plans and Elevations

2 Dwg. 16 – Plots 3 and 4 Floor Plans and Elevations

and the development shall be carried out in accordance with these drawings hereby approved.

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 (including any site clearance or preparation works) until a Construction Management Plan (CMP), which shall include the following, has been submitted to, and approved in writing by the Local Planning Authority:

- a) the 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 including decorative displays;
- e) wheel washing facilities (or an adequate demonstration that this is not required)
- f) measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
- h) details of the construction hours (for the avoidance of doubt this shall be within the hours of 08:00-18:00 Monday-Friday, 09:00-16:00 Saturday and no work on Sundays or Bank Holidays); and
- h) hours for site deliveries.

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

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

4 No development shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after

completion. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

- 5 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 and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

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 thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings hereby approved are first occupied.

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 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.

- 6 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details prior to the first occupation of the development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 7 No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, provision for bird boxes and bat boxes, has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such time as the duly approved biodiversity enhancement measures within that plot have been installed in accordance with the duly approved detail.

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

- 8 No above ground works shall take place until full details of vehicular access on to the adjacent adopted highway, including construction level drawings showing the levels, drainage strategy, lighting and materials (as necessary) of the access road shall be submitted to and approved in writing by the Local Planning Authority. The vehicular access road shall be completed in accordance with the approved details

Reason: In the interest of highway safety and the free flow of traffic and satisfactory drainage of the site and in accordance with Policies G8, T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 9 The development hereby approved shall be constructed in complete accordance with the recommendations of sections 6 of the submitted Noise Impact Assessment by Nova Acoustics project ref. 5941JP and dated 17/05/2021. The units hereby approved shall not be occupied until a verification report has been submitted to and approved in writing by the Local Planning Authority to demonstrate that the following internal and external noise levels have been achieved:

35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;

30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;

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;

40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

The necessary measures shall be retained at all times thereafter.

Reason: In the interest of amenity and in compliance with policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 10 (a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied 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 be substantially in accordance with the submitted plan ref. 13/04 – Proposed Site Plan – Received 11/11/2021, and 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), existing plants / trees to be retained, a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation and shall be maintained in accordance with the duly approved Landscape Environmental Management Plan.

(c) 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 Policies P1, P2, P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 11 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 and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 12 No part of the development shall be occupied until such time as the car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted have been made

fully available for use. The arrangements shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of each respective plot (as identified on Dwg. No. 05/04– Proposed Site Plan – Received 11/11/2021) listed below, the windows facing east and west at upper floor level(s) on plots 1-6 inclusive, the windows facing east on the ground floor on plots 2 and 3, and the windows facing west at ground floor level on plots 4 and 5 hereby approved shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be fitted with top-hung windows. The windows shall be retained as such thereafter:

Reason: In the interest of amenity and in compliance with Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwellings hereby approved shall not be altered or extended, and no buildings or structures shall be erected within their curtilage under Schedule 2, Part 1, Classes A, B and E of the above Order except with the prior written approval of the Local Planning Authority.

Reason: To prevent the reduction of rear private gardens in the interest of privacy, in accordance with the objectives of Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 15 No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

## **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.

**Notes for Applicant:**

Upon completion of the development the developer should renew the footway and kerb line fronting the property under a S278 Agreement with the Local Highways Authority.

Report Author Ryan Killeen