

# Public Document Pack



**Meeting of:** Planning and Licensing Committee  
**Date:** Thursday, 3rd December, 2020  
**Time:** 6.00 pm.  
**Venue:** Zoom

**This agenda gives notice of items to be considered in private as required by Regulations 5 (4) and (5) of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.**

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### **Planning and Licensing Committee Members**

Councillor Shakil Ahmed	Councillor Phil Burke
Councillor Irene Davidson	Councillor Susan Emmott
Councillor Rachel Massey	Councillor Amna Mir
Councillor Shaun O'Neill	Councillor Faisal Rana
Councillor Aasim Rashid	Councillor Peter Rush
Councillor John Taylor	Councillor Shah Wazir
Councillor Peter Winkler	Councillor Sameena Zaheer
Councillor Mohammed Zaman	

For more information about this meeting, please contact:

Peter Thompson  
Committees and Constitutional Services  
Rochdale Borough Council

Telephone – 01706 924715

e-mail – [peter.thompson@rochdale.gov.uk](mailto:peter.thompson@rochdale.gov.uk)

# Agenda Item 5

## Planning and Licensing Committee Update Report – 3<sup>rd</sup> December 2020

**AGENDA ITEM 5 – 20/00607/FUL** – Land off New Road, Littleborough, Rochdale, Residential development of 100 dwellings together with associated access, earthworks, landscaping, public open space, and on-site infrastructure (including the capping of artesian well).

### **ECOLOGY AND EDUCATION**

The Greater Manchester Ecology Unit (GMEU), the Council's Public Protection Section and Council's School Service have now responded to the additional consultation and publicity that has been carried out following the submission of amended details.

The Council's School Service have recalculated the required education contribution and have confirmed that the total contribution of £462,000.35 which is referred to in the committee report is correct and necessary. The Council's Public Protection Section has also confirmed that the mitigation measures within the submitted Noise Impact Assessment are acceptable and that planning condition 11 is reasonable and necessary.

Furthermore, GMEU has now confirmed that based on the updated information submitted that they have no objections on ecological grounds, subject to an appropriately worded planning condition. This is required to ensure that the measures within the landscaping and management plans are implemented.

### **ADDITIONAL REPRESENTATIONS**

Following the publication of the agenda 1 additional objection letter has been received. The contents of which can be summarised as follows:

- Concerns about the location of the affordable houses, adjacent to existing properties.

*Officer response: The proposed affordable housing has been dispersed throughout the site in order to create mixed and balanced communities. As such it is considered to comply with CS Policy C4 and advice within the National Planning Policy Framework.*

### **RECOMMENDATION**

A number of changes to the planning conditions are required to be made. Following the GMEU's consultation response it is necessary for condition 5 to be reworded to ensure that the measures within the submitted in the landscape management plan are adhered to. In the interests of precision two other planning conditions are also required to be reworded. These are:

- Condition 2 - the boundary treatment plan previously referred to has been superseded by the amendments and should be updated to 'Boundary Treatment Details - Sheet 1 of 2 19103\_07B'.
- Condition 3 – the materials have previously been approved on the site under the previous discharge of condition application (Ref: 20/00888/DOC). This condition is to be reworded to ensure that the development is carried out in accordance with these approved details.

The recommendation therefore remains as set out in the report but subject to amendments to the following conditions:

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan	19103_00	
Proposed Site Layout	19103_01	P8
Presentation Layout	19103_02	P8
Illustrative Street Scene (Sheet 1 of 2)	19103_03	B
Illustrative Street Scene (Sheet 2 of 2)	19103_04	A
Illustrative Site Sections	19103_05	A
Boundary Treatment Layout	19103_06	A
Boundary Treatment Details - Sheet 1 of 2	19103_07	B
Boundary Treatment Details - Sheet 2 of 2	19103_08	A
Affordable Housing Layout	19103_09	A
Proposed Materials Layout	19103_10	A
Storey Heights Plan	19103_11	A
Existing & Proposed Finish Floor Levels	19103_12	A
Hard Surface Treatment Layout	19103_13	
Interface Distance Plan	19103_14	
Illustrative Site Section - Plot 17	19103_15	A
Illustrative Site Section - Plot 20	19103_16	A
Buckley_Floor Plans	HT_01	A
Buckley	HT_02	A
Philips	HT_03	A
Harper	HT_04	A
Talbot (Stone)	HT_05	A
Talbot (Brick)	HT_06	A
Orrell 1 (Stone)	HT_07	A
Orrell 1 (Brick)	HT_08	A
Orrell 3 (Brick)	HT_09	A
Roberts (Stone)	HT_10	A
Roberts (Brick)	HT_11	A
Cromwell (Stone)	HT_12	A
Cromwell (Brick)	HT_13	A
Worrall (Stone)	HT_14	A
Worrall (Brick)	HT_15	A
Bower (Brick)	HT_16	A
Kenyon (Stone)	HT_17	A
Kenyon (Brick)	HT_18	A
Kenyon_SA (Stone)	HT_19	A
Kenyon_SA (Brick)	HT_20	A
Turner 1_Floor Plans	HT_21	A
Turner 1 (Stone)	HT_22	A
Turner 1 (Brick)	HT_23	A
Turner 2_Floor Plans	HT_24	A
Turner 2 (Stone)	HT_25	A
Turner 2 SP (Stone)	HT_26	A
Howarth (Stone)	HT_27	A
Howarth (Brick)	HT_28	A
Ecclestone (Stone)	HT_29	A
Ecclestone (Brick)	HT_30	A
Single & Twin Garage Details	HT_31	A

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. The external surfaces of the dwellings hereby permitted shall be constructed in the materials referenced in the "external materials" sheet referenced Revised A-19-10-20 dated 10 June 2020, and shown in plan no. Proposed Materials Layout, 19103\_10, A.

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

5. The landscaping works shall be managed and maintained in accordance with the details and timescales provided in the landscape management plan version 2 revision B Ref: BH.5612.LMP.version2.revB.NOV'20 by tba landscape architects.

Reason: In order to ensure adequate protection of existing landscape features of ecological value and to achieve appropriate landscape and biodiversity enhancements as part of the development in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

**AGENDA ITEM 6 – 20/00955/FUL** – Retrospective demolition of Unit D and erection of a B2/B8 warehouse unit with ancillary B1(a) office space at Birch Business Park including ancillary office, parking and servicing areas, associated works and infrastructure.

Full technical drafting of conditions has been completed and the full list of recommended planning conditions is hereby provided:

### **UPDATE TO RECOMMENDATION**

It is recommended that the Planning and Licensing Committee resolves to **GRANT planning permission** subject to the following conditions and informative:

1. The development hereby permitted shall be carried out in accordance with the following approved plans and details:
  - 20009\_PL01 Rev. P03 Site Location Plan (Amended plan received 05.10.20)
  - 20009\_PL27 Unit D – Existing Information
  - 20009\_PL11 Rev. P02 Proposed GA Site Plan – Unit D
  - 20009\_PL12 Rev. P01 Proposed GA Plan – Unit D
  - 20009\_PL13 Rev. P01 Proposed Roof Plan – Unit D
  - 20009\_PL14 Rev. P01 Proposed Elevations - Unit D
  - 20009\_PL15 Rev. P01 Proposed Office Plans – Unit D
  - 20009\_PL16 Rev. P01 Proposed Sections – Unit D
  - 20009\_PL17 Rev. P01 Proposed Site Edge Sections – Unit D
  - 20009\_PL20 Rev. P01 Proposed Waste Compounds
  - 20009\_PL21 Rev. P01 Proposed Cycle Shelters
  - 20009\_PL22 Rev. P01 Proposed Substation
  - 20009\_PL03 Rev. P02 Proposed Site Plan
  - 348-P-01 Rev. A Landscape Strategy Plan
  - 1974-B-EX-6301 Rev. P1 Unit D External Lighting Layout

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.

2. No further development shall take place until a Construction Method Statement (CMS), has been submitted to, and approved in writing by the Local Planning Authority, which shall include not less than the following:
  - (i) Measures for the protection of the natural environment from accidental spillages, dust and debris both during and after construction; and
  - (ii) A lighting plan designed to direct any temporary lighting away from the surrounding natural environment.

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

Reason: To minimise detrimental effects to the amenities of surrounding occupiers and the area in general and detriment to the natural environment through the risks of pollution and dangers to highway safety during the construction phase in accordance

with Policies DM1, T2, G7 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. Notwithstanding the details shown on the approved plans, no above ground works shall take place until a scheme for the discharge of surface water from the site, including surface water from the paved areas incorporating sustainable drainage details, and a scheme for the disposal of foul water, have been submitted to and approved in writing by the Local Planning Authority.

Unless otherwise agreed in writing with the Local Planning Authority, the surface water drainage scheme shall include:

- (i) Drainage details in general accordance with the drawing submitted at the Planning stage:- Proposed Drainage GA ref. 3710-SHD-00-ZZ-DR-C-0100 rev P2 by Scott Hughes dated 18.6.20
- (ii) Provision of a Maintenance Document explaining how the surface water scheme will be maintained and managed after completion.

The duly approved scheme shall be implemented prior to the first occupation of the building hereby permitted and shall be retained as such thereafter.

Reason: 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, saved Policies EM/7 and EM/8 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

4. Notwithstanding any details provided within the application, no above ground works shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with policies DM1, P3 and P4 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5. No part of the development shall be occupied until a detailed specification for the design and construction of the associated parking areas, including detail of the surface water drainage strategy and surfacing materials, has been submitted to and approved in writing by the Local Planning Authority. The parking areas shown on the approved plans shall be constructed in accordance with the duly approved details before the associated building is first occupied, and shall be retained thereafter for their intended purpose.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of highway safety and the free flow of traffic and to ensure the suitable disposal of surface water in order to comply with the requirements of policies T2, DM1 and G8 of the adopted Rochdale Core Strategy, saved policies EM/7 and EM/8 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

6. All trees that are to be retained within or adjacent to the site shall be enclosed with temporary protective fencing in accordance with the Arboricultural Impact Assessment (AIA) ref. UG640 Rev. 02 (03.09.20) carried out by Urban Green and BS:5837:2012

'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7. The landscaping works shall be carried out in accordance with the approved details contained within the 'Landscape Strategy Plan' ref. 348-P-01 Rev. A by Urban Wilderness.

All planting, seeding or turfing comprised within the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following occupation of the building or completion of the development, whichever is sooner; and any trees or plants which, within a period of 5 years from the completion of the landscaping 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: In order to achieve a satisfactory level of landscaping in accordance with policies DM1, G6, G7 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8. The development hereby permitted shall not be carried out otherwise than in accordance with the recommendations contained within the submitted 'Report on Ground Investigation at Unit D, Birch Business Park', ref. AG3155-20-AK19 dated September 2020 by Applied Geology.

Reason: To prevent pollution of the natural environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policies G8 and G9 of the Core Strategy and the National Planning Policy Framework.

9. 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.

10. The development hereby permitted shall not be occupied until such time as the bicycle parking facilities as shown on drawing no. 20009\_PL21 Rev. P01 'Proposed Cycle Shelters Unit D' have been installed as per the approved details and made available for use. The bicycle parking facilities shall be retained as such thereafter.

Reason: In order to ensure that the development encourages people to travel to the site by sustainable modes of transport, in accordance with policies T1 and T2 of the

adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

11. Any external lighting that is installed shall be in strict accordance with external lighting scheme as indicated on drawing no. 1974-B-EX-6301 Rev. P1 'External Lighting Layout'.

Reason: In the interests of, amenity and to prevent nuisance to the natural environment in accordance with adopted Rochdale Core Strategy policies DM1, P3, G4 and G9 and the National Planning Policy Framework.

12. The development hereby approved shall not be carried out otherwise than in accordance with the details contained in the Birch Business Park Ecological Assessment Report by Avian Ecology reference Yearg-621-13350 - Appendix 3 (Reasonable Avoidance Method Statement).

Reason: To prevent harm to protected species and the natural environment in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

13. No goods, materials, waste products or containers shall be stored on land outside the building or designated enclosures at any time, without the prior written consent of the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity, in accordance with policies P3, G4 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

14. The occupancy of the development hereby approved shall be limited to Restore PLC only for a time period of not less than five years beginning with the date of first occupation.

Reason: To ensure that the identified economic benefits of the scheme are delivered and that they outweigh the identified harm to the Green Belt by reason of inappropriateness in accordance with adopted Rochdale Core Strategy policy G4 and the National Planning Policy Framework.

#### INFORMATIVES:

##### **Electricity Northwest**

The development is shown to be adjacent to or affect Electricity North West's operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. The applicant should verify such details by contacting Electricity North West, Land Rights & Consents, Frederick Road, Salford, Manchester M6 6QH. The applicant should be advised that great care should be taken at all times to protect both the electrical apparatus and any personnel working in its vicinity. The applicant should also be referred to two relevant documents produced by the Health and Safety Executive, which are available from The Stationery Office Publications Centre and The Stationery Office Bookshops, and advised to follow the guidance given.



The documents are as follows:-

HS(G)47 – Avoiding danger from underground services.

GS6 – Avoidance of danger from overhead electric lines.

The applicant should also be advised that, should there be a requirement to divert the apparatus because of the proposed works; the cost of such a diversion would usually be borne by the applicant. The applicant should be aware of Electricity Northwest's requirements for access to inspect, maintain, adjust, repair, or alter any of their distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of day or night. Their Electricity Services Desk (Tel No. 0800 195 4141) will advise on any issues regarding diversions or modifications.

Electricity North West offers a fully supported mapping service, at a modest cost, for their electricity assets. This is a service which is constantly updated by their Data Management Team who can be contacted by telephone on 0800 195 4141 or accessed through the website <http://www.enwl.co.uk/our-services/know-before-you-dig>

It is recommended that the applicant gives early consideration in project design as it is better value than traditional methods of data gathering. It is, however, the applicant's responsibility to demonstrate the exact relationship on site between any assets that may cross the site and any proposed development.

### **Display of Advertisements**

Should it be intended to display any advertisement at the premises, the applicant is advised to contact the Local Planning Authority with details to establish whether a separate application is required for approval under the Advertisement Regulations (2007).

**AGENDA ITEM 7 – 20/00639/FUL** - Demolition of the existing buildings, hardstanding areas and sports pitches, and the erection of 47 dwellinghouses including provision of associated roads, footways, public open space, parking areas, drainage, landscaping and boundary treatments along with ground levelling works, works to trees and ponds and other associated works

The applicant and agent was incorrectly identified in the Planning and Licensing Committee Public Document Pack as Rochdale Borough Council. The applicant is Lancet Homes and the agent is WSP.

### **ADDITIONAL REPRESENTATIONS**

Following the publication of the Agenda, two additional objection letters have been received. The contents of which can be summarised as follows:

#### **Highway Safety and Traffic**

- The location of the proposed footway or the crossing point across Wildhouse Lane is not shown

*Officer Response: The location of the proposed footway and crossing point is described at paragraph 4.2 of the Transport Statement by Mode Transport (June 2020) and a plan of the improvement works is provided at Appendix D. The type of crossing point was recommended following an independent Stage 1 Road Safety Audit (Appendix E of the Transport Statement). A pre-commencement condition has been recommended requiring the detailed design to be submitted and agreed, and works to be carried out, including lighting at the junction, will improve visibility and safety. The applicant will enter into a S278 Agreement where a full design of the access, pedestrian footway extension and connection will be completed which will include, but not be limited to, height, widths, dropped kerbs, materials etc.*

- According to the Department for Transport (DfT) Guidance, the only design suitable for a crossing of 50mph road with a daily flow greater than 10,000 PCUs is a signal crossing.

*Officer Response: The type of crossing was discussed with and agreed by the Council's Highway Department at pre-application stage and was specifically identified in the independent Road Safety Audit. The DfT Guidance requires an understanding of the individual circumstances of the road network, but also requires a survey of pedestrian movements. The manner in which we determine the requirement of crossing options is therefore twofold. It should be noted that the uncontrolled pedestrian crossing was proposed as the provision of a controlled crossing point (i.e. a toucan or pelican) on a rural 50mph speed limit road in this location is deemed to create a greater risk to highway safety. This is on the basis that pedestrian flows will be lower than in urban areas, and lighter for long periods of the day, as the scale of the proposed development will not generate a significant number of pedestrian movements to provide a substantial increase. On this basis the Highway Authority agree it is unreasonable for the development to provide a signalised crossing.*

- The Transport Statement shows a Refuse Vehicle accessing the site from the south but access from the north is not considered.

*Officer Response: The Highway Authority has reviewed the route of the Refuse Vehicle, from the south and the north and consider this acceptable. Notwithstanding*

*this, as refuse collection will be undertaken by the Council, the adopted route will be from the south.*

- The accident data provided in the Transport Statement is out of date.

*Officer Response: A review of the most recent available Personal Injury Collision data for a 5-year period was included in the Transport Statement. At the time of writing the report, 2019 data was not yet available; however, the fatal collision which occurred on Wildhouse Lane was still included within the road safety review. The tragic collision which resulted in the death of the cyclist was deemed to be an isolated incident as no other collisions of this nature had occurred over a 5-year period within the area of assessment. The Personal Injury Collision data is a key consideration of Road Safety Audit which did not raise any specific risks to cyclists. In addition to this the proposed development includes no changes to the highway which would result in additional safety concerns and, due to its scale, will only generate a small number of trips which will not have a significant impact on road safety as confirmed by the Council's Highway Authority and Transport for Greater Manchester.*

- The speed of Wildhouse Lane should be reduced from 50mph to 30mph

*Officer Response: The criteria for setting speed limits is set out by the Department for Transport in Circular 01/2013 based on the layout and features of the road and how it is perceived by drivers, which in this case is a rural road with limited active frontage. The proposed development does not change the setting or layout of Wildhouse Lane in a material way that would meet the criteria for a reduction in speed limit. Without any physical changes to the road or the environment, drivers would continue to view the road as they currently do and drive at a similar speed.*

*This is demonstrated within the technical analysis contained set out the applicant's Transport Statement and the independent Road Safety Audit, which has been reviewed by the Council's Highway Authority and confirmed as acceptable. Therefore, the development proposals do not require or support the reduction of the speed limit to 30mph in order for the existing junction arrangement and proposed development to meet the minimum design and safety standards.*

## **Hydrology, Flood Risk and Drainage**

- Concerns regarding the proposed sewage connection to the public sewer running through the farmland of Cronshaw Farm

*Officer Response: United Utility accept responsibility for maintaining this section of public sewer and have no objection to the development connecting into this sewer*

- Concerns about the capacity of the highway drainage system and egress from the drainage system leading to run off onto land areas situated to the west of Wildhouse Lane

*Officer Response: The drainage strategy will be refined and submitted for review by the council at the detailed design stage. As such, a pre-commencement condition has been recommended requiring the submission of a foul and surface drainage scheme. The Drainage Officer has reviewed the Drainage Strategy by Tempus Drainage Strategy (Rev A, June 2020) and has no concerns about the accuracy of the proposals. The future surface water discharge from the Soccer Village site is quoted as 35 l/s, and will be controlled by hydrobrake. The Drainage Officer does not have concerns*

regarding the flow capacity of the 225mm pipe changing to 300mm diameter and laid on a steep slope before discharging to the brook.

- Concerns regarding the state of repair of the receiving culvert and development impact to drains

*Officer Response: If the culvert needs repairing, the Council's Highway Authority will undertake the necessary repair, as they did recently when they undertook full replacement of the surface water drain under Wildhouse Old Lane. The council employs a Principal Contractor to effect any repairs to defective drainage pipework for which they are responsible*

## **UPDATE TO RECOMMENDATION**

It is recommended that the Planning and Licensing Committee resolves it is minded to **GRANT Planning Permission subject to conditions and subject to the prior signing of a S106 legal agreement to include:**

- Financial contributions of £104,000 towards Outdoor Sports Provision for pavilion upgrades at Firgrove playing fields**
- Financial contributions of £144,760.11 towards Primary education and £72,380.04 towards Secondary education**
- Financial contributions of £47,000 towards off-site highway improvements for junction improvements to Kiln Lane and Wildhouse Lane**
- The provision and future maintenance of recreational open space within the site, in accordance with the Council's policies**

**And that the Head of Planning Services is authorised to GRANT planning permission upon execution of the above S106 agreement and subject to the following conditions:**

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:

<b>Plan Title</b>	<b>Reference Numbers</b>
Site Location Plan	8764-BA-ZZ-00-DR-A- (01)001-
Site Constraints Plan	8764-BA-XX-00-DR-A- (01)002-
House Type 1	8764-BA-ZZ-ZZ-DR-A-(04) 001-
House Type 2	8764-BA-ZZ-ZZ-DR-A- (04) 002-
House Type 3	8764-BA-ZZ-ZZ-DR-A- (04) 003-
House Type 4	8764-BA-ZZ-ZZ-DR-A- (04) 004-
House Type 5	8764-BA-ZZ-ZZ-DR-A- (04) 005-
House Type 6	8764-BA-ZZ-ZZ-DR-A- (04) 006-
House Type 7	8764-BA-ZZ-ZZ-DR-A- (04) 007-
House Type 8	8764-BA-ZZ-ZZ-DR-A- (04) 008-
Site Plan	8764-BA-ZZ-00-DR-A- (04) 210-V
Tree removal plan	8764-BA-ZZ-ZZ-DR-A- (04) 211-

Refuse Strategy	8764-BA-ZZ-ZZ-DR-A- (04) 218-D
Site section long	8764-BA-ZZ-ZZ-DR-A- (06) 211-B
Site section short	8764-BA-ZZ-ZZ-DR-A- (06) 215-B
Courtyard section	8764-BA-ZZ-ZZ-DR-A- (06) 222-B
View from Birchinley Manor	8764-(07)002-
View to Courtyard	8764-(07)003-
View from Site Entrance	8764-(07)004-
Development Framework	AI7849.002B
Double Garage	8764-BA-ZZ-GA-DR-A-(04)010-
Single Garage	8764-BA-ZZ-GA-DR-A-(04)011-
Double Garage (No party wall)	8764-BA-ZZ-GA-DR-A-(04)012-
Tandem Garage	8764-BA-ZZ-GA-DR-A-(04)013-
Finished Floor Level Plan	MILN-01-020-REV A FFL Plan
Existing Survey	8764-BA-ZZ-ZZ-DR-A-(01)003
Courtyard Section - Ground Levels	8764-(06)212-Courtyard Section - Ground Levels
Site Section Long - Ground Levels	8764-(06)213-Site Section Long - Ground Levels
Landscape Masterplan	D7849.001B
Planting Concept Plan	D7849.002A
Play Area Design	D7849.003
Boundary Treatments Plan	D7849.005A

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

- No development, other than demolition and site clearance and preparation, shall take place until a comprehensive scheme of works for the formation of the vehicular access from Wildhouse Lane, to include construction level drawings showing existing and proposed levels relative to off-site datum, a drainage strategy, lighting and materials, and timescales for implementation has been submitted to and approved in writing by the Local Planning Authority. The access shall be completed in accordance with the approved scheme and the timescales embodied within it.

Reason: In order to provide safe, secure access to the development in the interests of public safety, and ensure continued function of the surrounding highway network, in accordance with Policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

Reason for pre-commencement condition: To ensure safe access from the highway of Wildhouse Lane during construction and operation of the development.

- No development, other than demolition and site clearance and preparation, shall take place until a scheme for the off-site highway works including the provision of the pedestrian footway/cycleway connection and new crossing point along Wildhouse Lane, to include a scheme for lighting, if required, and timescales for implementation, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme and timescales for implementation.

Reason: To ensure adequate provision of infrastructure to serve the development in the interests of highway and pedestrian safety and the safety of other users of the

highway in accordance with Policies T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure safe pedestrian connections during construction and operation of the development.

5. No part of the development shall be occupied until a scheme for the self-enforcing 20 mile per hour zone into and throughout the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

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

6. No part of the development shall be occupied until the required visibility splays are cleared and maintained thereafter in accordance with the recommendations in the Stage 1 Road Safety Audit (dated 18/03/2020) and the Proposed Site Access Junction (ref: J32-4135-PS-010).

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

7. Prior to commencement of development, other than demolition and site clearance and preparation, a scheme for the bus stop relocation including a design drawing of the proposed footway with dropped kerb positions and bus stop position, shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: In the interests of highway safety in accordance with policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: As the proposals require ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of nearby residents, the surrounding environment and the functioning of the highway network prior to commencement of any building or engineering works on site.

8. Prior to demolition of buildings, an updated bat activity survey to include Building B1, B2 & B3 (as shown in Appendix C, Bowland Ecology's May 2020), shall be submitted to and approved in writing by the Local Authority. The updated survey should also provide details of any additional mitigation required and/or needed for a Licence as a result of any findings. No dwelling shall be occupied until such time as the approved mitigation measures within that plot have been installed in accordance with the approved detail.

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

9. 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.

10. No above ground works, except for demolition shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, provision for bird boxes and bat boxes, in accordance with the mitigation measures set out in the Ecological Appraisal (Bowland Ecology, Version 1 Rev 0, May 2020) has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such time as the approved biodiversity enhancement measures within that plot have been installed in accordance with the 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.

11. Prior to occupation of the development a scheme and a timetable for achieving the precautionary measures as set out at Paragraph 5.2 of the Ecological Appraisal (Bowland Ecology, Version 1 Rev 0, May 2020) which shall include signposting and/or education boards within the South Pennine Moors shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such time as the approved scheme has been installed in accordance with the approved timetable.

Reason: In the interests of best practice to limit negative impacts by increased recreational use in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

12. The development shall be carried out in accordance with the full measures set out in the Ecological Appraisal (Bowland Ecology, Version 1 Rev 0, May 2020)

Reason: To ensure a satisfactory standard of development in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

13. The development shall be carried out in accordance with the measures set out in the Great Crested Newt Mitigation Strategy (Bowland Ecology, November 2020, Version 1, Revision 2, Status Final).

Reason: To ensure a satisfactory standard of development in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

14. No development (including any site clearance or preparation works) shall take place until a method statement for removal/control of any invasive plant species (as defined by the Wildlife and Countryside Act 1981 as amended) within the site has first been submitted to and approved in writing by the Local Planning Authority. The method statement shall include measures to prevent the spread of invasive species during any operations (e.g. strimming, soil movement or land remodelling works) and to ensure that any soils brought to the site are free of the seeds, root or stem of any invasive plant, and a timetable for its implementation and shall include a Japanese Knotweed Control and Eradication Method Statement, to include as a minimum:

- Accurate mapping to identify extent of stand and position in relation to the details of the proposal
- Fencing and signage with a stand-off of 7m from above ground growing stems during all construction and related landscape layout works
- Methods of treatment
- Soil handling measures should the stand be within construction areas (road and/or Public Open Space pathways)
- Biosecurity measures for any machinery/equipment used within the restricted zone
- Monitoring and retreatment protocol for a minimum of 5 years post completion of the proposal

The development shall thereafter be carried out in strict accordance with the details and timescale contained within the duly approved method statement.

Reason: To ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread, and in accordance with the provisions of Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Construction activity increases the risk of invasive species spreading.

15. Prior to occupation of the development a Landscape and Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority, which shall include:
- i. the long term management activities to maintain the woodland, hedgerow, ponds and wildflower grassland in good biodiversity condition;
  - ii. management responsibilities
  - iii. long term design objectives;
  - iv. maintenance schedules; and
  - v. a timetable for its implementation.

The Management Plan shall be retained as such thereafter and implemented in accordance with the approved details and timetable contained therein.

Reason: In order to ensure adequate protection of existing landscape features of ecological value and to achieve appropriate landscape and biodiversity enhancements as part of the development in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

16. Prior to commencement of development, the proposals for protecting retained trees as described in the Arboriculture Constraints Appraisal (Bowland Tree Consultancy, dated July 2019) and the Arboricultural Impact assessment Statement (Bowland Tree Consultancy, dated November 2020) shall be implemented in full. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 3998 (Tree Work). If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.



Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

17. Prior to commencement of development, all retained habitats including the ponds should be temporarily fenced during construction and the laying out/earth moving to create the Public Open Space.

Reason: In order to protect the existing habitats on the site in the interests of the amenities of the area and in accordance with Policies P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: Required prior to commencement of development to satisfy the Local Planning Authority that the habitats to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

18. No development shall take place (including any site clearance or preparation works) until a Construction Environment Management Plan (CEMP), which shall include the following, has been submitted to, and approved in writing by the Local Planning Authority:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from construction works;
- viii. hours for deliveries and construction of the site;
- ix. measures to control and eradicate Japanese Knotweed.

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

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Policies DM1, P3, T2, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of nearby residents the surrounding environment and the functioning of the highway network prior to commencement of any building or engineering works on site.

19. With the exception of demolition, no development shall take place until a detailed surface and foul water drainage scheme (including drainage of surface water from parking and driveways) has been submitted to and approved in writing by the Local Planning Authority in accordance with the principles that were included in the Flood Risk Assessment by IGE Consulting Rev B Updated 30 October 2020 and the Drainage Strategy by Tempus Consulting dated June 2020. The drainage scheme shall:
- i. Provide for the separate drainage of foul and surface water within the site;
  - ii. Include background calculations of the MicroDrainage model or any other software or calculations that are used to inform the drainage design;
  - iii. Details of the use of flow attenuation measures to maintain the existing (predevelopment) greenfield runoff rate from the site;
  - iv. Provision of a Maintenance Document explaining how the surface water scheme will be maintained and managed after completion;
  - v. Accord with the surface water hierarchy of drainage options in the National Planning Practice Guidance, with evidence of an assessment of site conditions;
  - vi. Accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems or any subsequent replacement national standards;

No part of the development shall be occupied until such time as the drainage scheme has been fully implemented in accordance with the approved detail. The drainage infrastructure shall be retained as such thereafter and maintained/managed in accordance with the approved detail in perpetuity.

Reason: 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, saved Policies EM/7 and EM/8 of the Rochdale Unitary Development Plan and the NPPF.

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

20. The development hereby approved shall incorporate design features to reflect the security measures outlined in the Crime Impact Statement (V1.0 May 2020) to minimise the risk of crime.

Reason: In order to ensure that the development is appropriately secured from crime in the interests of providing a safe, secure and accessible community in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

21. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works, except for demolition 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 and shall include, but not be limited to the following elements:
- External Walls – Render – Detailed product specification and sample panel to be provided and agreed.
  - External Walls – Brick – Detailed product specification, including finish, and sample panel (complete with pointing) to be provided and agreed.
  - Roof – Slate – Detailed product specification and sample panel to be provided and agreed.

- Chimney Cowl – Detailed product specification including finish to be provided and agreed.

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.

22. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, prior to above ground works except for demolition, details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls shall be submitted to and approved in writing by the Local Planning Authority (in accordance with the Boundary Treatment Plan ref. D7849.005A). The boundary scheme shall include a design to allow ecological permeability through the site in accordance with the Ecological Appraisal (Bowland Ecology, Version 1 Rev 0, May 2020) and the approved structures shall be erected in accordance with the approved details and retained as such thereafter.

Reason: In the interests of amenity and ecology in accordance with Policies P2, P3 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

23. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works except for demolition shall take place until a soft and hard landscaping scheme for the site (in accordance with the Landscape Masterplan ref: D7849-001B) has 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 of replacement trees), and a scheme for the timing / phasing of implementation work which shall be carried out to take into account the measures set out in the Great Crested Newt Mitigation Strategy (Bowland Ecology, November 2020, Version 1, Revision 2, Status Final) as defined under Condition 14.

Reason: In order to achieve a satisfactory level of landscaping in the interests of the amenities of the area in accordance with adopted Rochdale Core Strategy Policy P3 and the National Planning Policy Framework.

24. No development, other than demolition and site clearance and preparation, shall take place until details of finished floor levels and external ground levels for each plot, as well as site levels relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

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

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.

25. The development shall be carried out in accordance with the mitigation measures set out in Section 6 of the Environmental Noise Assessment, prepared by WSP and dated

June 2020 (Ref: 62262041-008) or any updated Noise Assessment Report as may be submitted to the Local Planning Authority.

Reason: To ensure a satisfactory standard of development in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

26. No development other than demolition and site clearance and preparation, shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority in accordance with the Preliminary Risk Assessment (reference BEK-19555-1) and the Site Investigation & Ground Assessment (reference BEK-19555-2). The remediation scheme shall include the following:
- i. A preliminary risk assessment which has identified:
    - All previous uses
    - Potential contaminants associated with those uses
    - A conceptual model of the site indicating sources, pathways and receptors to include the Groundwater SPZ1 surrounding the former mineshaft
    - Potentially unacceptable risks arising from contamination at the site
  - ii. A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site
  - iii. The results of the site investigation and the detailed risk assessment referred to in (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  - iv. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components will require the written consent of the Local Planning Authority. The scheme shall be implemented as approved

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from/adversely affected by, unacceptable levels of water pollution in line and to protect the underlying Secondary A aquifer and public drinking water supplies in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: An understanding of necessary remedial works is required before works start on site in order to ensure that comprehensive and appropriate remediation is undertaken from the commencement of engineering operations.

27. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To protect the underlying Secondary A aquifer and public drinking water supplies and to ensure that the development does not contribute to, is not put at

unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

28. Prior to any dwelling on any phase of the development being first occupied, an interim verification report demonstrating the completion of works relevant to that dwelling or phase set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The interim report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. A final verification report shall be submitted prior to final occupation of the development.

Reason: To ensure that the site does not pose any further risk to human health, public drinking water supplies or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

29. Prior to any piling works, a detailed piling risk assessment shall be submitted and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that the proposed piling does not harm groundwater resources and to protect public drinking water supplies in line with paragraph 170 of the National Planning Policy Framework.

30. No external lighting shall be installed on the site unless a scheme for such lighting has been submitted to and approved in writing by the Local Planning Authority in accordance with the Lighting Assessment (Tempus, June 2020, Rev A). Such details shall include the full lighting calculations, the position and height of means of lighting on the building or site and its lux plot and luminance, angle of installation and any hoods to be fixed to the lights. The approved scheme shall be implemented prior to occupation of the dwellings and in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason. To prevent habitat disturbance of protected species, to limit visual impacts on the landscape and to ensure a satisfactory standard of development in accordance with Policies P3, G7 and G9 of the Rochdale Core Strategy and the National Planning Policy Framework.

31. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, D, E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, no development shall take place under Schedule 2, Article 3, Part 1, in respect of enlargements, improvements or other alterations including extensions, additions and alterations to roofs, porches, and curtilage buildings except with the prior written approval of the Local Planning Authority.

Reason: To protect amenities of occupiers of the adjacent properties, in accordance with adopted Rochdale Core Strategy Policy P3, and the National Planning Policy Framework.

32. Prior to above ground works except for demolition, a scheme for the installation of electric vehicle charging points with a minimum power rating of 7Kw, universal sockets and at least mode 3 or equivalent, shall be submitted to and approved in writing by the Local Planning Authority. The approved car charge point scheme shall be implemented prior to occupation of each unit.

Reason: In the interests of air quality management in accordance with Core Strategy Policy T2 and the National Planning Policy Framework.