

Planning and Licensing Committee Update Report – 9th October 2019

AGENDA ITEM 6(a) – 19/00454/AM – Land off Starring Road, Littleborough - Section 73 application for minor material amendment to planning application 15/00996/FUL relating to alterations to boundary treatments, finished floor levels, ridge heights and landscaping

ADDITIONAL REPRESENTATIONS

An additional objection letter has been received requesting that the slab level of plot 4 be reduced to the 'as approved' level, noting that plot 5 had already been lowered, taking approximately one day.

In response, the applicant has advised that:

- The extent of masonry currently visible at the corner of plot 4 does not represent the level around the whole plot, the foundations were stepped, deeper at the back, shallower at the front. So whilst it may appear that 3-4 courses could be removed of the section visible this would mean that the current foundations would not have enough cover at the front of the property. The current proposal, removal of the course of stone and the block laid flat represents the maximum possible reduction without compromising the foundations.
- There is also a water main running within the site along the side boundary of plot 4, which serves properties beyond the site. This main appears to be unrecorded by U.U. this matter is ongoing. If the slab level of this plot was to be reduced further the main would be too close to the final ground level to achieve adequate cover.

CONDITIONS UPDATE

Amendments are recommended to condition 5 (referring to boundary treatments), and condition 10 (drainage scheme details). Condition 5 is amended to include a requirement that the drystone wall shall be constructed in the approved position to match existing details. Condition 10 is amended in acknowledgment that the drainage details (with an enlarged attenuation tank) have been agreed by the Council's Drainage Engineer.

- 5 All boundary treatments shall be as specified on the Site Layout (dwg.no. H407/001/G). The approved walls/fences shall be erected before each dwelling hereby approved is first occupied and shall thereafter be retained. For the avoidance of doubt, the drystone walls shall be constructed in the approved position, with the stone type, style, topping and dimensions to match the full height sections of walling on the opposite side of Starring Lane.

Reason: In order to ensure a satisfactory appearance and in the interests of the amenity of the occupiers of neighbouring residential properties in accordance with Core Strategy policy P3 and the National Planning Policy Framework.

- 10 No part of the development shall be occupied until the scheme for foul and surface water disposal has been implemented in accordance with the approved drainage scheme (dwg.no. dwg-tjba-hoyle-starring rd, lboro-140818.dwg rev p2), which shall be maintained and managed in accordance with the approved details thereafter.

Reason: To ensure the appropriate disposal of surface and foul water and to manage the risks of flooding and pollution in accordance with Core Strategy policy G8, saved UDP policies EM/7 and EM/8 and the National Planning Policy Framework.

AGENDA ITEM 6(b) – 19/00826/AM – Dingle Farm, Hollin Lane, Middleton, M24 6XW – Section 73 application for amendments to planning permission 18/00354/FUL comprising layout changes; amendments to bungalows and community hub; removal of farm building and energy centre; addition of swale SUDs feature; and submission of additional detail pertaining to conditions

CONSULTATION RESPONSES

Additional consultation responses have been received, as follows:

Drainage & Flooding Engineer – Summary –

The updated Foul & Surface Water Drainage Layout (ref. 217/050/020 rev P2) shows that the applicant will install a foul pumping station, to deliver foul flows to public sewer on Hollin lane. The Drainage Officer accepts this arrangement, because this is in accordance with UK Government General Binding Rules (for sewerage).

Clarifications Required – Surface Water Drainage Proposals

The final headwall location requires final agreement with the Landowner. The headwall should be located to the downstream side of the public footpath rather than spilling directly onto the footpath. This is a minor matter can be dealt with by forwarding a plan in due course. The Drainage Officer will want to see calculations, or (ideally) the MicroDrainage file to review the detailed proposals.

As the surface water details are nearly complete, I see no need for a pre-commencement Drainage Condition. I request a Condition that requires the Applicant to submit Drainage Calculations, in MicroDrainage format or otherwise. The Drainage Officer accepts the foul drainage proposal shown on the drawing ref. listed above.

Environment Agency –

We have no objection in principle to the proposed development, but would wish to make the following comments.

We have reviewed the [submitted Phase I, II and III reports] with respect to potential risks to controlled waters from land contamination.

The presence of above ground tanks on the proposed development site presents a Medium Risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this area since the site is located on both Secondary (Undifferentiated) and secondary A aquifers. It is known that a well was formerly used on site obtaining water from the secondary (Undifferentiated deposits)

The reports detailed above submitted in support of this planning application provide us with confidence that it will be possible to suitably manage the risk posed to controlled waters by this development. However, further detailed information will be required before built development is undertaken. It is our opinion that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the local planning authority.

In light of the above, the proposed development will be acceptable if the following planning conditions are included within any planning permission granted for the site to ensure that any unacceptable risks from contamination are adequately addressed and mitigated during the re-development of the site. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment.

We ask to be consulted on the details submitted for approval to your Authority to discharge these conditions and on any subsequent amendments/alterations and ask that our comments below under 'Advice to Applicant' are provided to the developer / consultant.

Condition

Prior to any part of the permitted development being occupied a verification report demonstrating the completion of works 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 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.

Reason

To ensure that the site does not pose any further risk to human health 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. This is in line with paragraph 170 of the National Planning Policy Framework.

[Advisory notes provided on waste on site and waste to be taken off-site]

Advice to applicant

We do have concerns regarding the presence of free phase product and dissolved phase hydrocarbons in the boreholes around WS03A. The further investigation proposed in the remediation strategy to identify and remove any soils or groundwater which is grossly contaminated by hydrocarbon contamination. We are in agreement that the contamination has likely arisen from the above ground tanks which are to be removed. We would expect that a suitably qualified environmental scientist should be on site during these excavations and that the validation report will include documentary

evidence of the removal of tanks and the grubbing out of foundations as well as the further excavations to delineate the contaminated soils/groundwater. We look forward to receiving the validation report prior to construction works taking place on the site.

Greater Manchester Ecology Unit – Summary -

Confirm satisfaction with the amendments to the enhancement plan. Whilst planting details are still not provided, this is covered by condition 18, with no specific requirement within condition 16. No objection to this document being condition as part of the amended permission.

Confirm satisfaction with the proposed method statement which can be conditioned. In respect of the telegraph pole – they may need to excavate as close as possible and spray the remainder.

ANALYSIS

Site Investigation (Condition 4)

The Phase I, II and III Site Investigation reports submitted have been reviewed by the Environment Agency. They have raised no objection to approval of the remediation strategy set out within the Phase III report, subject to a condition requiring submission of a validation or completion report demonstrating the completion of remediation works and the effectiveness of the same. An appropriate condition is duly recommended below.

Drainage (Condition 6)

A revised drainage scheme has been submitted to the LPA; the scheme includes for the provision of a foul water pumping station within the site as an alternative to provision of a package sewage treatment plan, which would discharge to the existing sewer on Hollin Lane, to comply with EA requirements. The foul water drainage scheme has been reviewed by the Council's Drainage and Flooding Engineer, who has raised no objection to the proposals. In respect of surface water drainage, the location of a discharge point from the detention point remains under review and further detailed calculations are required to be submitted to the LPA before the drainage design can be finally approved. A condition, requiring submission of detail prior to implementation of the drainage scheme, is recommended below.

Invasive Plant Species (Condition 8)

A revised method statement for the treatment/eradication of Himalayan Balsam and Japanese Knotweed has been submitted; the statement has been subject of consultation with the Ecology Unit which has confirmed that the detail is satisfactory. A condition requiring implementation of the proposed measures is recommended below.

Finished Floor Levels (Condition 9)

A revised site plan, including detail of the proposed finished floor level for the hub, has been submitted to the LPA. The detail is acceptable and a condition requiring that the development is undertaken in accordance with the approved levels information is included below.

Biodiversity Enhancement (Condition 16)

A revised package of biodiversity/ecological compensation, enhancement and mitigation measures was submitted, further to the comments previously received from the Ecology Unit. GMEU has subsequently reviewed the revised measures and considers them suitable; accordingly a condition is recommended below requiring implementation of the same.

Travel Plan (Condition 20)

A revised, corrected Travel Plan (TP) document remains outstanding. Accordingly, it is recommended that the original condition, requiring submission of a TP prior to first occupation, is retained on the new permission.

RECOMMENDATION

In line with the recommendation in the Agenda Report, a schedule of recommended conditions is set out below:

- 1 The development must be begun not later than 27th July 2021.

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:-

- Location Plan drawing no. 2428-OS.01 rev. A
- Site Layout drawing no. 2428.T.006 rev. A
- Block A Plan & Roof Plan drawing no. 2428.T.098
- Block B – GA Plans drawing no. 2428.T.010 rev. B
- Block C – GA Plans drawing no. 2428.T.011 rev. B
- Block D – GA Plans drawing no. 2428.T.012 rev. B
- Block E – GA Plans drawing no. 2428.T.013 rev. B
- Block F – GA Plans drawing no. 2428.T.014 rev. B
- Block G – GA Plans drawing no. 2428.T.015 rev. C
- Block A Elevations drawing no. 2428.T.099
- Block B Elevations drawing no. 2428.T.025 rev. A
- Blocks C, D & F Elevations drawing no. 2428.T.026 rev. A
- Block E Elevations drawing no. 2428.T.025.5
- Block G Elevations drawing no. 2428.T.027 rev. A
- Window Details Blocks B-D drawing no. 2428.T.040 rev. A
- Window Details Blocks E-G drawing no. 2428.T.040.5 rev. A
- Large Bin Store Plans and Elevations drawing no. 2428.T.093
- Arboricultural Impact Assessment Sheet 1 of 2 drawing no. 2890 103 rev. B
- Arboricultural Impact Assessment Sheet 2 of 2 drawing no. 2890 104 rev. B

- S278 Proposed Site Access General Arrangement drawing no. 982-001 rev. A
- S278 Proposed Site Access S78 Boundary and Utilities Layout drawing no. 982-002 rev. A
- S278 Proposed Site Access Site Clearance drawing no. 982-003 rev. A
- S278 Proposed Site Access Vehicle Tracking and Visibility Splay drawing no. 982-004 rev. A
- S278 Proposed Site Access Drainage Layout drawing no. 982-005 rev. A
- S278 Proposed Site Access Pavement Layout drawing no. 982-006 rev. A
- S278 Proposed Site Access Kerbs and Footways drawing no. 982-007 rev. A
- S278 Proposed Site Access Road Markings and Traffic Signs Layout drawing no. 982-008 rev. A
- S278 Proposed Site Access Design Sections drawing no. 982-009 rev. A
- S278 Proposed Site Access Standard Details drawing no. 982-010 rev. A
- S278 Proposed Site Access Setting Out Layout drawing no. 982-011 rev. A

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 The construction period for the development hereby approved shall be undertaken in accordance with the submitted Construction Method Statement (by PLP Construction, received 11/09/2019) and the accompanying 'Dingle Farm Construction Phase Site Layout' plan (dated 5/9/2019).

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 emerging Core Strategy and the National Planning Policy Framework.

- 4 The development shall be carried out in accordance with the Phase 3 Remediation Statement (G7 Geotech Ltd. ref. 1161D: Rev 0a dated 30th April 2019). No part of the development shall be occupied until such time as a verification report containing a summary of and a demonstration of the effectiveness of the remediation works carried out has been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy EM/8 of the Unitary Development Plan and the National Planning Policy Framework.

- 5 Works of demolition shall be undertaken in accordance with the recommendations for appraisal & recording, watching brief and trial trenching, as set out in the Written Scheme of Investigation (WSI) (by CgMs ref. EM/JAC24763).

No part of the development shall be occupied until the archaeological site investigation and reporting has been completed in accordance with the approved WSI and a report confirming the same has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the significance of any archaeological remains on the site in accordance with Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 No works for the installation of drainage infrastructure, including construction of the approved detention pond, shall be undertaken until such time as a comprehensive scheme for the collection and discharge of surface and foul water from the site, including from the site access road, hardstanding and parking areas, including:

- Detailed surface water drainage calculations or a MicroDrainage model;
- Comprehensive detail of the proposed detention pond, including sectional drawings;
- Detail and specification of a replacement culvert;
- Detail and specification of the proposed foul water pumping station (as shown on plan ref. 2428.T.006 rev. A);

has been submitted to and approved in writing by the Local Planning Authority. The duly approved drainage scheme shall be implemented in full prior to first occupation of the development hereby permitted and retained & maintained 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 Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 7 The access to the site from Hollin Lane shall be constructed in accordance with the comprehensive scheme, as detailed on the following plans:
- S278 Proposed Site Access General Arrangement drawing no. 982-001 rev. A
 - S278 Proposed Site Access S78 Boundary and Utilities Layout drawing no. 982-002 rev. A
 - S278 Proposed Site Access Site Clearance drawing no. 982-003 rev. A
 - S278 Proposed Site Access Vehicle Tracking and Visibility Splay drawing no. 982-004 rev. A
 - S278 Proposed Site Access Drainage Layout drawing no. 982-005 rev. A
 - S278 Proposed Site Access Pavement Layout drawing no. 982-006 rev. A

- S278 Proposed Site Access Kerbs and Footways drawing no. 982-007 rev. A
- S278 Proposed Site Access Road Markings and Traffic Signs Layout drawing no. 982-008 rev. A
- S278 Proposed Site Access Design Sections drawing no. 982-009 rev. A
- S278 Proposed Site Access Standard Details drawing no. 982-010 rev. A
- S278 Proposed Site Access Setting Out Layout drawing no. 982-011 rev. A

The access shall be completed in accordance with the approved scheme prior to first occupation of the development.

Reason: In order to provide safe, secure access to the development in the interests of highway safety, and ensure continued function of the surrounding highway network, in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 8 The development shall be carried out in accordance with the 'Proposal to Control Himalayan Balsam and eradicate Japanese Knotweed' by Eco Control Solutions (ref. 12850 dated 7th October 2019); the measures contained therein shall be fully implemented prior to commencement of above ground construction works.

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.

- 9 The development shall be constructed in accordance with the proposed Finished Floor Level details as set out on the approved site layout plan ref. 2428.T.006 rev. A.

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

- 10 The development shall be carried out in accordance with the provisions of the Arboricultural Impact Assessment and Arboricultural Method Statement (TPM Landscape ref. 2890 103 rev. B and ref. 2890 104 rev. B). No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with 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 P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 11 Development shall be carried out in accordance with the provisions of the approved Badger Reasonable Avoidance Measures Method Statement (by Verity Webster); the method statement shall be adhered to for the duration of works on site.

Reason: In order to ensure the conservation of protected species in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 12 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.

- 13 Notwithstanding the provisions of conditions 10 and 12 of this permission, clearance of trees on site shall be carried out in accordance with the precautionary methods of work as detailed in Section 8 of the submitted Bat Survey Report: Presence/Absence Survey (dated June 2018).

In the event that demolition of the existing buildings and clearance of trees is not undertaken and completed prior to 30th April 2020, no further demolition or clearance shall be undertaken until such time as an updated bat survey has been submitted to and approved in writing by the Local Planning Authority. If any bats are found to either reside or forage within the site, no development shall take place until an appropriate mitigation scheme has been submitted to and approved in writing by the Local Planning Authority and the duly approved protection/mitigation measures thereafter fully implemented. Approval of survey results shall be valid for a period of two years following issuance of written confirmation by the Local Planning Authority; should demolition and clearance of trees not commence within this time period no development (including any demolition or tree clearance) shall take place until such time as the requirements of the condition have been re-satisfied.

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

- 14 The development shall be carried out in accordance with the submitted External Finishes Schedule ref. 2428 and shall be retained as such thereafter.

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

- 15 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works to 'Block A' (The Hub) shall take place until details of all windows and doors (including their materials, finishes, recesses and opening profile) to 'The Hub' have been submitted to and approved in writing by the Local Planning Authority. The windows and doors to 'The Hub' shall be installed in accordance with the duly approved details before the building is first occupied and shall be retained as such thereafter.

The construction of Blocks B-D and E-G shall be carried out in accordance with the windows and door details and specifications as detailed on plan references 2428.T.040 rev. A and 2428.T.040.5 rev. A; the windows and doors shall be installed in accordance with the approved details before the dwellings hereby approved are first occupied and shall be retained as such thereafter.

Reason: In order to ensure use of appropriate materials and design details which are sympathetic to the character of the site and its surroundings in the interests of visual amenity in accordance with the requirements of Policy P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 16 The approved scheme of biodiversity mitigation measures, as set out at Sections 5.2-5.4 of the report 'Site Compensation, Enhancement and Maintenance Measures' (by Verrity Webster dated September 2019 rev. A), shall be implemented in full prior to first occupation of the dwellings and retained and maintained in accordance with the approved detail thereafter.

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

- 17 (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 include sufficient like for like replacement hedgerow provision and biodiversity mitigation; full detail and specification for the laying out and landscaping of the detention pond, including cross-sections; 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 and an ongoing Landscape Environmental Management Plan, covering a minimum period of 25 years from occupation of development.

(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.

18 Notwithstanding any detail provided as part of the application or shown on the approved plans, no part of the development shall be occupied until such time as 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 and maintained in perpetuity.

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

19 Notwithstanding any information provided as part of the application, no part of the development shall be occupied until such time as a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall contain firm measures for promoting a choice of transport modes and a monitoring regime with agreed mode share targets. In addition the Plan shall set out the monitoring procedures and mechanisms that are to be put in place to ensure that it remains effective and shall be reviewed within a framework approved by the Local Planning Authority. The initiatives contained in the approved Travel Plan shall be implemented on the first occupation of any dwelling unless otherwise agreed in writing by the Local Planning Authority and shall continue to be implemented thereafter.

Reason: In order to ensure that the development encourages people to travel by sustainable modes of transport in accordance with the objectives of Policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

20 The dwellings hereby approved shall be constructed in accordance with the noise mitigation measures set out within Section 6 of the approved Acoustic Planning Report (ref. 0354/APR1 rev. 1). No part of the development shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved

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

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 21 The car parking, servicing and other vehicular access arrangements shown on the approved plans and approved pursuant to the provisions of condition 7 of this permission to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interest 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.

- 22 Notwithstanding any detail provided as part of the application or shown on the approved plans, no works for the installation of Air Source Heat Pumps shall be undertaken until such time as details of the design, appearance, location and acoustic specification (including provision of a Noise Impact Assessment) of the same have been submitted to and approved in writing by the Local Planning Authority. Air Source Heat Pumps shall only be installed in accordance with the approved details and retained as such thereafter.

Reason: In the interests of visual amenity and to prevent nuisance arising in accordance with Policies P3, G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 23 No external lighting shall be installed on the buildings or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.

Reason: In the interests of amenity and the conservation of protected species and in compliance with Policies P3, G9, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 24 The community hub ('Block A'), as shown on the approved Site Plan ref. 2428.T.006 rev. A, hereby permitted shall not be used at any time other than for purposes ancillary to the residential care use within the site.

Reason: In the interests of amenity and to prevent nuisance arising in accordance with Policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 25 Use of the community hub ('Block A'), as shown on the approved Site Plan ref. 2428.T.006 rev. A, hereby permitted shall only take place between the hours of 0700 and 2300 on any day.

Reason: In the interests of amenity and to prevent nuisance arising in accordance with Policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

AGENDA ITEM 6(c) – 19/00693/FUL – 687 Bury Road, Rochdale OL11 4AU - Demolition of existing dwelling, and the erection of 7No detached dwellings with access road and associated parking - Resubmission of 18/01199/FUL

ADDITIONAL REPRESENTATIONS

In response to additional neighbourhood publicity that was issued on receipt of amended plans, three further objection letters have been received from parties that had previously objected to the proposals. In addition to re-stating earlier points of objection, concern has been raised that the amendments received do not overcome the points of objection raised and that even by moving the dwellings further to the east, the layout remains fundamentally the same. It has been requested that should the application be approved, the smaller of the house types (C1) are used in substitution at plots 3 and 4 to the south of the site.

PLANNING PANEL COMMENTS

The application was discussed at the meeting of the Rochdale Township Planning Panel on 8th October 2019. Concern was raised about refuse collection from the private driveway and the visibility splay from the site entrance given the 40mph speed limit on Bury Road.

Case Officer's Response: The proposed site plan indicates a refuse collection area adjacent to the site entrance to be utilised on collection day so that an excessive number of bins would not be left lining the pavement of Bury Road. Each dwelling includes an area for bin storage within the curtilage for general storage. No objections have been received from the Council's Highways Officer in respect of the site access. The width of the pavement of Bury Road ensures that drivers leaving the site would have full views of Bury Road in both directions.