

PLANNING AND LICENSING COMMITTEE

MINUTES OF MEETING Wednesday, 9 October 2019

PRESENT: Councillor Shakil Ahmed (in the Chair) Councillors Burke, Davidson, Susan Emmott, Massey, Mir, O'Neill, Rana, Rashid, Rush, Taylor, Wazir, Winkler, Zaheer and Zaman

OFFICERS: Daniella Ripa - Development Manager
John Holmes – Planning Solicitor
John Gilligan – Highways Officer
Elaine Newsome – Head of Governance

Also in Attendance: Councillors Dearnley, Angela Smith and Sullivan

23. MINUTES

Resolved: That the minutes of the meeting held on 4th September 2019 be approved as a correct record and signed by the Chair

24. DECLARATIONS OF INTEREST

No declarations of interest were made.

25. ITEMS FOR EXCLUSION OF PUBLIC AND PRESS

There were no items for which the press and public were excluded from the meeting.

26. SUBMITTED PLANNING APPLICATIONS

Application 19/00454/AM Land off Starring Road Littleborough

The Committee considered a Section 73 application for minor material amendments to planning application 15/000996/FUK relating to boundary treatments, finished floor levels and landscaping.

Mrs Thompson and Councillor Dearnley spoke in objection to the application.

RESOLVED:

That the application be deferred to the next meeting of the Committee to allow for further discussion with the applicant.

The Chair agreed to vary the order of the agenda to allow for consideration of application relating to 687 Bury Road, Rochdale.

Application 19/00693/FUL 687 Bury Road, Rochdale

The Committee considered an application for the Demolition of an existing dwelling, and the erection of 7No detached dwellings with access road and associated parking.

Mr Evans, Councillor Angela Smith and Councillor Pat Sullivan made representations to the committee in objection to the application.

RESOLVED:

That planning permission be GRANTED 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:-

Location Plan

Topographical Survey including Buildings to be Demolished

Proposed Site Layout – SK9, Drawing No. 1253/SK9-001 Rev. H (Amended Plan Received 30.09.19)

Proposed Site Layout – Roof Plan, Drawing No. 1253/SK9-002 Rev. A (Amended Plan Received 30.09.19)

Proposed Site Layout – Curtilage Plan, Drawing No. 1253/-CT Rev. A (Amended Plan Received 30.09.19)

House Type A – Plans and Elevations, Drawing No. 1253/101 Rev. G (Amended Plan Received 27.09.19)

House Type A2 – Plans and Elevations, Drawing No. 1253/107 Rev. B (Amended Plan Received 27.09.19)

House Type C1 – Plans and Elevations, Drawing No. 1253/105 Rev. B (Amended Plan Received 27.09.19)

Tree Protection Plan, Drawing No. UG_11933_ARB_TPP_01 Rev. P02

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 Core Strategy, the Unitary Development Plan and the National Planning Policy Framework.

3. No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes

- adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: To prevent pollution of the 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.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

4. No development shall take place (including any demolition) until a Construction Method Statement (CMS), has been submitted to, and approved in writing by the Local Planning Authority, which shall include the following:
- a. the parking of vehicles of site operatives and visitors;
 - b. loading and unloading of plant and materials;
 - c. storage of plant and materials used in constructing the development;
 - d. the erection and maintenance of security hoarding;
 - e. measures for the protection of the natural environment from accidental spillages, dust and debris including dedicated protection measures (including high visibility fencing) for the protection of the adjacent SBI of Meadowcroft Woods both during and after construction;
 - f. a lighting plan designed to direct any temporary lighting away from the SBI of Meadowcroft Woods; and
 - h. hours of construction, including deliveries (which should not take place outside of the hours of 08:00-18:00 Monday to Friday and 09:00-14:00 Saturday, with no work taking place on Sundays or Bank Holidays).

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

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, T2, G7, 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 and the SBI prior to commencement of any building or engineering works on site.

5. Notwithstanding any detail shown on the approved plans or provided with the application submission, no development shall take place until a scheme for the discharge of foul and surface water from the site (including surface water from the site access road and parking areas), has been submitted to and

approved in writing by the Local Planning Authority. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance, shall be accompanied by evidence of an assessment of the site conditions and shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Details of how the drainage scheme will be maintained and managed after completion shall be provided. The duly approved scheme shall be implemented prior to first occupation of the development hereby permitted and 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, policy EM/7 of the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: No drainage information has been submitted. Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

6. 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. The Arboricultural Method Statement hereby approved by Urban Green dated 23.05.19 shall be adhered to at all times.

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 condition: Protection measures for retained trees are required to be in place prior to commencement of any works on site to ensure no damage is caused.

7. No development or works of site preparation shall take place until a detailed method statement for the removal or long-term management/eradication of Monbretia and Rhododendron Ponticum on the site has been submitted to and approved in writing by the local planning authority. The method statement shall include measures to prevent the spread of Monbretia and Rhododendron Ponticum during any operations such as mowing, strimming or soil movement, and measures to ensure that any soils brought to the site are free of the seeds/roots/stems of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall be carried out in accordance with the approved method statement.

Reason: In accordance with policy G7 of the adopted Rochdale Core Strategy and 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 in the wild.

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

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

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

9. No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, bird boxes, bat bricks and bat boxes to be integrated to the fabric of the buildings and elsewhere within the site has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.

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

10. No clearance of trees and shrubs or demolition of the existing buildings on site 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. The development shall be carried out in accordance with the approved details.

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.

11. No part of the development shall be occupied until a detailed specification for the design and construction of the associated parking areas and site access, including detail of the surface water drainage strategy, surfacing materials, lighting strategy and a scheme for tactile paving and dropped kerbs at the site access point, has been submitted to and approved in writing by the Local Planning Authority. The access and parking areas shown on the approved plans shall be constructed in accordance with the duly approved details before the associated buildings are 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.

12. (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 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 and a scheme for the timing / phasing of implementation works.
- (b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.
- (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 P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

13. Notwithstanding the details shown on the approved Proposed Site Plan ref. 1253/SK9-001 Rev. H (Amended Plan Received 30.09.19) and the requirements of condition 2 of this permission, the dwellings hereby approved shall not be occupied until such time as a detailed design for the construction of waste/recycling storage areas have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the design shall include full details of no-dig construction methods where the bin storage areas are within the root protection areas of retained trees. The duly approved facilities shall be provided and made available for use before the first occupation of any dwelling and retained as such thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and in the interests of visual amenity and in the interests of safeguarding the root systems of retained trees in accordance with the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016), policies DM1, P3 and G6 of the Rochdale Core Strategy and the National Planning Policy Framework.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of Plot 3 hereby permitted the window in the first floor side elevation facing south shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

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

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwellings hereby approved at Plots 3 and 4 shall not be altered or extended, under Schedule 2, Part 1 Class A of the above order, insofar as it relates to windows in the side elevations facing south, unless planning permission has been granted for such works on application to the Local Planning Authority.

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

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwellings hereby approved at Plots 4 and 5 shall not be altered or extended, under Schedule 2, Part 1 Class A of the above order, insofar as it relates to permitted development rights for two storey rear extensions, unless planning permission has been granted for such works on application to the Local Planning Authority.

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

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwellings hereby approved at Plots 4 and 5 shall not be altered or extended, under Schedule 2, Part 1 Class B, of the above Order unless planning permission has been granted for such works on application to the Local Planning Authority.

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

APPLICATION19/00826/AM Dingle Farm, Hollin Lane, Middleton

The Committee considered a 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.

RESOLVED:

1. That the planning permission be GRANTED subject to the schedule of recommended conditions and an onward referral to the Secretary of State
2. If the Secretary of State is not minded to 'call in' the application for determination, the Head of Planning Services be delegated to release the decision notice subject to the schedule of recommended conditions.

Conditions

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.

27. LODGED PLANNING APPEALS

The Committee received and NOTED an update report on planning and enforcement appeals.