

Report to Planning and Licensing Committee



Date of Meeting
Portfolio

9th July 2020
Councillor Carol
Wardle, Development
& Housing

Report Author
Public/Private Document

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Public

Application: 19/01487/FUL	Township: Middleton	Ward: West Middleton
Applicant: Riverside	Agent: BYA Ltd.	
Site Address: land between Threlkeld Road and Gatesgarth Road, Middleton		
Proposal: Construction of 41 dwellings for Affordable Rent with associated highways, landscaping and retained/enhanced public open space		

SITE LOCATION



DELEGATION

- 1.1 The application is referred to the Planning and Licensing Committee as the development represents a departure from the Development Plan.

PROPOSAL SUMMARY

- 2.1 Full planning permission is sought for residential development comprising 41 dwellings (31 no. 2-bed and 10 no. 3-bed), all to be Affordable Rent, together with provision of landscaping and retained/enhanced public open space.

RECOMMENDATION

- 3.1 It is recommended that the Planning and Licensing Committee resolves it is minded to **GRANT** planning permission subject to the schedule of recommended conditions.

REASON FOR RECOMMENDATION

- 4.1 The proposed development comprises an element of the wider strategy for the regeneration of the Langley Estate, as directed by the Council's adopted Langley Masterplan. The development brings a former clearance site back into use (the former Falcon Pub) delivering 21 units on previously developed land.
- 4.2 The scheme also, however, represents a departure from the provisions of saved Policy G/3 of the UDP and the relevant considerations of the NPPF, as it includes the reduction in size of an area of protected recreational open space by 0.5ha. The development does, however, provide for the delivery of enhancements to the retained public open space, including provision of a Local Area for Play, on what is currently an underutilised and poor quality area of open space. Harm will arise, as a result of an absence of mitigation by way of a financial contribution, in light of the additional pressures the scheme will create on outdoor sports provision in the area.
- 4.3 The improvements in respect of provision of suitable and usable recreational space on site, the conformity with the Council's adopted Langley Masterplan and the significant and demonstrable benefits arising from the delivery of 41 affordable new homes (all to be Affordable Rent) for the community must be taken into account as substantial and clear benefits when considering the application. The application delivers an over-provision of affordable housing in comparison to the policy requirement and approval of the application would help meet need in a township identified as having a shortfall of 44 affordable houses per annum.
- 4.4 The development makes efficient use of the site, is acceptable having regard to neighbour amenity, layout and design, and requirements are met or can be met by way of condition with regards to drainage, contaminated land, biodiversity enhancement, tree and ecological protection.

In taking the above factors into account the recommendation, on balance, is one of approval given that the substantial benefits of the scheme are considered to outweigh the identified harm.

SITE

The application relates to an irregularly shaped site, comprised of three distinct parcels of land, connected by a narrower access strip. The first parcel extends to around 0.3ha in area and is located on the corner of Bowness Road and Threlkeld Road and was formerly the site of The Falcon public house, demolished in the early-2000s. Since then, the site has remained a secure compound, often used for parking of contractor's works vehicles.

The second parcel of land extends to around 0.73ha in area and is located to the rear of Threlkeld Court (an RBH sheltered housing facility), Parkside House (occupied by Stepping Stones Projects and used as supported living accommodation), nos. 51 to 71 Gatesgarth Road and nos. 42 and 44 Lorton Close. This portion of the site is designated as an area of Protected Recreational Open Space under the provisions of the Unitary Development Plan.

The third parcel extends to around 0.13ha in area and is a former workshop and depot site, which is comprised of a terraced run of garage/storage structures in very poor structural condition on the southern boundary, north of which is a large concrete pad. South of the depot area are the rear of commercial premises at 24 to 36 Bowness Road (Bowness Foodstore, Pharmacy and Chippy).

The access strip is comprised of around 0.10ha of land between the south side of Threlkeld Close/Threlkeld Court and The Falcon site, which is currently occupied by a tarmacked single-track access to the area of open space.

PROPOSAL

Full planning permission is sought for the development of the site with 41 dwellings. All of the dwellings would be made available for Affordable Rent by the applicant, Riverside Group (the majority stock-holder on the Langley Estate following transfer from Manchester City Council in 2002), as part of the wider strategic social housing strategy developed by Riverside and the Council.

All proposed homes would be constructed as semi-detached pairs, with the exception of a single detached bungalow. The proposed accommodation mix is as follows:

- 10 no. 3-bedroom two-storey homes (Types 'A' and 'C');
- 24 no. 2-bedroom two-storey homes (Types 'B' and 'D'); and
- 7 no. 2-bedroom bungalows (Types 'E' and 'F').

Twelve of the houses (plots 01 to 11) would front onto Bowness Road and Threlkeld Road, with associated direct vehicular access to driveways. The remainder of the plots would be accessed via a new adoptable highway, extending from a junction with Threlkeld Road at the point where the existing access track meets the highway to an extended turning head arrangement at the centre of the second land parcel.

A retained and improved area of Public Open Space, including a new Local Area for Play, would sit at the centre of the development in the second land parcel.

DEVELOPMENT PLAN

Adopted Rochdale Core Strategy (RCS):

SP2 The Spatial Strategy for the borough

SP3 The Spatial Strategy for the townships

SD1 Delivering sustainable development
DM1 General development requirements
DM2 Delivering planning contributions and infrastructure

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places
C3 Delivering the right type of housing
C4 Providing affordable homes
C6 Improving health and well being
C7 Delivering education facilities
C8 Improving community, sport, leisure and cultural facilities

SO3 Improving design, image and quality of place

P1 Improving image
P2 Protecting and enhancing character, landscape and heritage
P3 Improving design of new development

SO4 Promoting a greener environment

G1 Tackling and adapting to climate change
G2 Energy and new development
G6 Enhancing green infrastructure
G7 Increasing the value of biodiversity and geodiversity
G8 Managing water resources and flood risk
G9 Reducing the impact of pollution

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

Rochdale Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

G/3 Protection of Existing Recreational Open Space
EM/7 Development and Flood Risk
EM/8 Protection of Surface and Ground Water

Supplementary Planning Documents:

- Affordable Housing (March 2008)
- Biodiversity and Development (January 2008 – updated February 2017)
- Guidelines & Standards for Residential Development (June 2016)
- Oldham and Rochdale Urban Design Guide (September 2007)
- Oldham and Rochdale Residential Design Guide (September 2007)
- Provision of Recreational Open Space in New Housing (March 2008 – updated January 2017)

NATIONAL PLANNING POLICY AND GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

RELEVANT HISTORY

None relevant.

CONSULTATION RESPONSES - SUMMARIES

Design for Security – No objection. Recommend that a condition is attached requiring physical security specifications set out in the Crime Impact Statement.

Drainage and LLFA – No objection. The proposed drainage scheme by Sutcliffe's appears to be well developed and consultations have taken place between the developer and United Utilities. Agree that UU's suggested conditions are attached to any permission.

Environmental Management (Open Space) – Development site is around 50m from Truffet Park – Play Strategy identifies a need for outdoor gym equipment in Langley, preferably to be located in Truffet Park and so should be identified spend area for any financial contribution.

Greater Manchester Ecology Unit – No objection. The site lies within the Rochdale Canal SSSI Impact Risk Zone, however, the development does not fall within any of the impact risk categories.

Birds

Ornamental hedges and scrub vegetation have the potential to support nesting birds - therefore recommend that all hedge works and scrub clearance should not be undertaken in the main bird breeding season unless nesting birds are absent.

Amphibian/Hedgehog

In the period October to March (hibernating season) any wood piles or other suitable materials and vegetation within the area should be checked for hibernating hedgehogs/amphibians before disturbance/clearance.

Trees

All trees adjacent to the boundary should be protected in accordance with British Standard BS 5837:2012.

Biodiversity Enhancement

The scheme should include measures to provide a net gain for biodiversity – recommend inclusion of measures such as bat bricks/tubes, bird boxes, bug hotels, native tree/shrub planting, wildflower seeding and sensitive lighting.

Greater Manchester Fire and Rescue Service – No objection. The proposal should meet requirements for Fire Service access.

Highways Authority – No objection. Ample parking is provided across the site. Do not envisage any great volume of traffic being generated by the proposal. The access to the site meets all requirements. Refuse collection will not be a problem. No road safety concerns regarding the proposals. The entire development will be subject to a self-enforcing 20mph zone backed by a TRO.

Public Protection (Environment) – No objection. The submitted Preliminary Risk Assessment and recommendation for an intrusive investigation are acceptable and can be conditioned.

Schools – No objection. The site sits within the Middleton Planning Area for Primary capacity and the Middleton Township Planning Area for Secondary capacity. In light of the relatively small scale of the development, the fact that the scheme is for Affordable Rent housing and that the viability of the scheme would be compromised by provision of education contributions, the Schools Service waives the right to request both Primary and Secondary education contributions.

Strategic Housing – No comments received to date.

Strategic Planning – No comments received to date.

Transport for Greater Manchester – No objection. The TRICs assessment within the submitted TA demonstrates that the development is likely to generate 20 two-way trips in both the AM and PM Peak Hours – this does not trigger a requirement for a highway impact assessment. Tactile paving and dropped crossings should be installed at the site access and along the Bowness Road/Threlkeld Road frontages. A robust Construction Traffic Management Plan should be required. To promote active travel, the development should include provision of 2m wide footways around the development and tactile paving/dropped crossings. Each dwelling should have provision for secure cycle storage within their curtilage. Recommend that the Local Authority determine whether the quantum of development justifies production of a Residential Travel Plan.

Tree Officer – No objection. The development will result in the loss of 5 individual trees, 4 tree groups and part of a further small tree group, along with a relatively short length of hedgerow. However, the trees/groups being removed are not of substantive arboriculture or landscape value. They are of some local value, however, a number of the more important trees on and adjacent to the site are capable of retention and protection during works. In addition, according to the current Landscaping proposals significantly more trees will be planted on the site than those to be lost to the development. Recommend that the Tree Protection Plan within the AIA report is required to be implemented in full by way of condition.

United Utilities – No objection. Recommend standard conditions relating to separate drainage of foul and surface water and submission of a scheme for surface water drainage for approval – note that outfall rate to combined public sewer must be restricted to 8.6 l/s.

TOWNSHIP PLANNING PANEL

The application was presented to the Middleton Township Planning Panel on 27th January 2020; Members made no detailed comment on the proposals.

MEMBER REPRESENTATIONS

No representations have been received from individual Members.

PUBLIC REPRESENTATIONS

Letters of notification were sent by the LPA to surrounding neighbours, a notice displayed in the vicinity of the site and a notice placed in the local press. Additional letters were issued to neighbours upon receipt of amended plans.

Objection Reps	1	Support Reps	0	Neutral Reps	0
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Comments made in respect of the application are summarised as follows:

- Concern as to whether properties on Lorton Close will be overlooked and whether this will compromise privacy and devalue properties.

Officer Response: Impact of development on property values is not a material consideration. The relationship between the development and existing surrounding properties is considered in the relevant Analysis section below.

ANALYSIS

Principle of Development

1. The spatial strategy for the Borough (Core Strategy (CS) Policy SP2) seeks to focus housing delivery within the south of the borough in the Manchester fringe, including within identified regeneration areas. Housing delivery in sustainable locations and the continued development of more high quality homes to widen tenure choice across the Langley Estate are supported by The Strategy for Middleton (CS Policy SP3/M) and CS Policies C1, C2 and C3.
2. The site lies within the Defined Urban Area, the Langley Regeneration Area and comprises a mixture of previously developed land and greenfield Protected Recreational Open Space. The site was included within the Council's adopted masterplan for Langley as 'Threlkeld Park', with an indicative layout comprising a revitalised area of POS to the centre, overlooked on three sides by new housing. The Falcon Pub site was also included, to be developed for housing.
3. The application site forms part of the AL/HOU/21 allocation in the draft Allocations Plan Development Plan Document. The Council undertook Regulation 18 consultation on the DPD in 2018; it is not considered that any significant weight can be attached to this matter, however, given the current draft status of the DPD.
4. The site sits approximately 1.5km to the north west of Middleton Town Centre, within a well-established residential area and approximately 0.5km from an identified Local Centre on Wood Street (Lakeland Court). Nearby Bowness Road and Windermere Road are bus corridors, with frequent connections to the centre of Middleton and to Manchester. Accordingly, the proposed site can be considered to represent a sustainable location for residential development.

Previously Developed Land

5. Development of the south-western portions of the site (the former Falcon Pub and depot sites) would make a valuable contribution towards the provision of high quality housing on brownfield land, assisting in meeting the Council's target to deliver 80% of new housing on previously developed sites within the urban area and in the delivery of regeneration priorities for Langley. In accordance with Paragraph 118 of the NPPF, substantial weight should be afforded to the value of using suitable brownfield land within settlements for homes.

Open Space

6. The north-eastern half of the site contains approximately 0.7ha of Protected Recreational Open Space (designated under the provisions of saved Policy G/3 of the Unitary Development Plan). The site, and indeed the Langley Estate, was not included within the survey effort for the Council's *Urban Greenspace in Rochdale MBC* report from March 2008 and the site was identified as fallow development

land within the more recent (2017) Open Space Survey, in light of the intended development of the site under the provisions of the adopted Langley Masterplan.

7. The existing open space is of relatively low quality, being comprised of unmanaged neutral grassland, and does not appear to be widely used by local residents. The site is constrained by way of being positioned to the rear of existing properties on Lorton Close, Gatesgarth Road and Bowness Road. Although there is some limited natural surveillance from windows on the eastern elevation of Threlkeld Court, the space is not considered to be a welcoming or open environment. Accessibility to the site is poor, with no connections other than the narrow access path to the south of Threlkeld Close which is tightly bound by palisade fencing. As such, the Crime Impact Statement (CIS) identifies evidence of criminal and antisocial behaviour, with damaged fencing, fly-tipping and graffiti evident. The CIS also notes that entrance to surrounding rear gardens for burglary is a common *modus operandi* within the area.
8. The lack of use of the site for recreational purposes is likely, in part, due to the proximity of the site to the award winning (Green Flag) Truffet Park, which is around 0.2km to the east of the site along Bowness Road and contains a play area, multi-use events area, tennis courts, car park and toilets and a floodlit bowling green. In contrast, sites such as Threlkeld are described in the *Middleton Green Infrastructure Action Plan (2012)* as comprising “characterless mown ‘green desert’ with limited green infrastructure functions and some evidence of poor drainage”.
9. The proposals include for the retention and improvement of an area of public open space within the centre and western edge of the north-eastern development parcel, totalling some 0.2ha. The net loss of open space to accommodate the development would therefore total 0.5ha.
10. Saved Policy G/3 of the Unitary Development Plan seeks to protect existing, designated recreational open space unless development comprises a number of limited exceptions. The proposed development would not strictly comply with the provisions of criterion (b) – alternative provision of at least the equivalent quantity **and** [author’s emphasis] quality of recreational open space – as there is a net loss of open space of 0.5ha. For the same reason, the proposal would also not strictly comply with the provisions of paragraph 97 of the NPPF. In respect of the qualitative concern, however, it is considered that the development would include for provision of a substantially improved area of POS, with attractive landscaping, provision for maintenance and management and inclusion of a Local Area for Play including associated equipment.
11. Policy G6 of the Core Strategy, paragraph 8, sets out a focus on securing improvements to the quality of accessible greenspace, securing tree planting and other urban greening. The proposed development of the site should be considered within the wider context of the regeneration of Langley, led by the Masterplan which was in turn informed by a Green Space Strategy, which was intended to secure the development of lower quality areas of open space in order to widen housing tenure choices and improve quality of housing stock whilst also improving and enhancing retained areas of open space. This vision is supported by Policy C2 of the Core Strategy, which sets out that the Council will deliver new homes in Langley by maximising opportunities on the estate including underused, poor quality open space.

12. On this basis, whilst the development cannot be considered to strictly comply with the provisions of saved Policy G/3 of the Unitary Development Plan and paragraph 97 of the NPPF, it is noted that the development delivers a significant qualitative benefit by virtue of the retention and improvement of open space within the site (with particular regard to the proposed provision of the Local Area for Play). It is not considered that the proposals conflict with the relevant requirements of the Core Strategy and the development is considered to accord with the Council's adopted Langley Masterplan, which forms an important material consideration. Detailed consideration of the potential biodiversity and ecological impacts of the development is explored within the relevant, separate analysis section below.
13. The proposed Affordable Rent tenure would also meet and exceed the requirements set out in Policy C4 for provision of affordable homes and would help meet the estimated annual requirement of 204 additional affordable homes per year set out in the Strategic Housing Market Assessment for Rochdale Borough; this is a benefit which weighs significantly in favour of the proposals.
14. In light of the above analysis, although conflict is identified with the provisions of saved Policy G/3 of the UPD and the development must therefore be considered a departure from the Development Plan, it is noted that the proposals otherwise comply with the Core Strategy and the National Planning Policy Framework and material considerations, in respect of the delivery of the site in compliance with the Council's adopted Langley Masterplan and the benefits which arise as a result of the significant qualitative improvement in open space provision, exist which justify a departure, in accordance with S38(6) of the Planning and Compulsory Purchase Act, from the noted provisions of the development plan in this circumstance.

Layout, Design and Character

15. The layout of the development would be appreciably different in nature and grain to that of the majority of existing surrounding housing, which is predominantly comprised of terraced stock. However, it is noted that the vast majority of the development would be constructed on a back-land site, and therefore would not form a prominent part of any existing street scene. In respect of those properties which front onto Bowness Road and Threlkeld Road, it is noted that there is already noticeable variation in the street scene and the urban grain – the further variation proposed in the form of semi-detached units is not considered to be harmful - variation within the urban grain, where appropriately designed, creates interest. The internal street scene has been designed in order to seek to minimise the extent of parking provision to the front of dwellings, with each property benefitting from a soft landscaped front garden and, in the main part, driveways located to the side of dwellings; this also creates opportunities for tree planting to the rear of footways.
16. The development layout is relatively dense, however, it is considered that this allows for the most efficient use of a constrained site. The arrangement of dwellings is such that natural surveillance across the site would be prevalent, including through provision of a substantial number of properties fronting onto the retained area of public open space; this provides a significant benefit in comparison to the existing situation, whereby the POS is largely located to the rear of existing properties, with the exception of Threlkeld Court.

17. Appropriate corner housetypes (type 'C') have been employed at the junctions of Bowness Road/Threlkeld Road and Threlkeld Road & the new internal estate road, such that active frontages are provided to both highways and there is no presentation of blank gables.
18. The 'A' and 'B' housetypes are of a somewhat unusual footprint, being 'T'-shaped. This feature, however, allows for the more sensitive integration of parking to the side of the dwellings. Amendments to the designs have been secured to alter the proportions and scale of the dwellings, such that the rooflines of the constituent parts more appropriately align with one-another, and minor changes have been secured to fenestration design to improve the appearance of elevations. The houses are considered to be high-quality, and include a number of attractive and contemporary detail features which add interest. A condition is recommended to require the submission of full materials detail. Subject to such a condition, the proposal is considered to meet the requirements of Policies P1 and P3 of the Core Strategy and the NPPF.
19. The locations of boundary treatments across the site, as shown on the submitted site plan, are acceptable, however no detail of the height/appearance of treatments has been provided. It is noted, however, that several side/rear garden boundaries would run parallel to the rear of the footway of adjacent highways - it is considered that brick boundary treatments would be most suitable in these locations rather than typical timber fencing. It is considered that this detail can be required by condition, as recommended below.

Amenity Standards

20. In looking at the standard of amenity to be afforded to future occupiers, it is considered that separation distances within the site itself between the new dwellings are acceptable. It is noted that the separation distance from the rear elevations of plots 7-10 to the gardens of plots 4 and 13 would fall short of the recommended 10.5m distance by approximately 0.25m; however, it is not considered that such a minor shortfall would unacceptably impinge on the privacy afforded to the rear garden spaces. Suitably sized garden spaces would be provided to all dwellings, with external access available for storage and movement of bins from rear garden/hardstanding areas.
21. Similarly, the relationship between the proposed dwellings and those existing properties surrounding the site is considered acceptable, having regard to the *Guidelines & Standards for Residential Development SPD*.
22. The relationship between plots 1 to 5 with existing properties on the southern side of Bowness Road would be acceptable, with the minimum separation distances exceeding the 21m standard by some 3.5m. Similarly, separation distances from plots 5 to 12 with properties on the north-west side of Threlkeld Road would also be acceptable, at a minimum of 29.3m.
23. The separation distances between plots 12 to 14 and the existing bungalows at 2 to 6 Threlkeld Close would stand at a minimum of 23.7m, again exceeding the 21m standard. Plots 14 to 19 would face towards the south elevation of the neighbouring sheltered housing complex, Threlkeld Court – the minimum separation distance (at the pinch point formed by plot 17) would stand at 19.9m, 1.1m below the 21m standard. It is not considered that this relatively minor shortfall would result in adverse impacts to an extent such that planning permission should be refused, especially in light of the bungalow form of the

dwellings to be provided at plots 14 to 17 and the sense of separation afforded by the presence of the new estate access road.

24. The existing hedge on the boundary to Threlkeld Court would also be removed to facilitate provision of a footway into the site, however, the space to the rear of the hedge is not private garden space, being a communal amenity area, and it is not considered that the hedge removal would unacceptably compromise privacy. The new footway would remain separated from Threlkeld Court by the amenity space (minimum 6.5m in depth) and an existing hoop fence.
25. Plot 41 would be sited to the east of the north-east corner of Threlkeld Court, at a slightly offset angle, such that the facing elevations would increase in separation along their length, ranging between 10.6m and 12.4m. The dwelling at plot 41 would be a bungalow (house type E) and would therefore meet the SPD guidance distance of 10m between principal and secondary single-storey elevations. Windows in the rear elevation of plot 41 would be at an oblique angle to the patio area to the north of Threlkeld Court and would not unacceptably overlook this area.
26. In looking at the relationship to dwellings to the north of the site on Lorton Close, the minimum separation distance from the rear elevations of Plots 32 to 34 to the rear garden space of 42 Lorton Close would stand at a minimum of 11.6m (in excess of the 10.5m standard) and the minimum distance from the rear elevations of Plot 38 to the garden of 44 Lorton Close would stand at 10.5m. Plots 40 and 41 are bungalow house types and therefore share an acceptable relationship with adjoining properties. The minimum separation distance between the rear elevation of Plots 34 and the rear elevation of 42 Lorton Close would stand at 15.2m at the pinch point, rising to 18.9m - there is no directly applicable SPD standard for such a relationship and given the oblique angles involved it is not considered that the development would unacceptably impact on the amenity of occupiers of no. 42 by way of overshadowing, overbearing impact or loss of privacy.
27. East of the site are existing dwellings along Gatesgarth Road - plots 22 to 31 would back onto this shared boundary, whilst plot 32 would be positioned side-on. The separation distance from the side of plot 32 to the rear of nos. 53 and 55 Gatesgarth Road would stand at 16.5m, 2.5m above the SPD standard. Garden lengths of plots 22 to 31 would be a minimum of 9.6m, up to a maximum of around 14m. The 1m drop below the 10.5m standard at the pinch points would not compromise the amenity of adjoining gardens to the extent that would warrant refusal of permission and the rear elevation to rear elevation separation distances would be in excess of 21m across the board. The gable side elevation of plot 22 would face towards the shared boundary with Parkside Centre and 96 Bowness Road – the oblique relationship would not raise concerns with respect to overlooking from the rear of plot 22 of the adjacent existing rear gardens.
28. Properties at plots 15 to 21, backing onto the commercial units on Bowness Road, would benefit from a minimum separation of 24.5m, rising to around 27.5m, from the main rear elevations of the commercial units. Individual rear service yards (all of which are surrounded by high brick walls and some of which are covered) and a wide access road further separate the proposed dwellings from the commercial units. There are no known ventilation or extraction systems to the rear of the commercial units that would impinge on the amenity of future occupiers of the dwellings. Given the age of the parade of shops, no planning controls are in place that limit the opening or delivery hours of the units, however,

the parade functions as a relatively small-scale local centre (although not designated as such under the UDP) and it is not considered that the commensurate levels of activity (focussed to the front of the units) and extent of opening hours represent a constraint to the residential development of the application site.

29. The proposed 'active' area of the enhanced public open space, the Local Area for Play, would be separated from existing and proposed dwellings by a suitable distance, in excess of the 10m buffer set out under the Council's Recreational Open Space SPD. Accordingly, it is not considered that the LAP provision would result in any adverse impacts on the amenity of adjacent occupiers.
30. In light of the above analysis, the proposal is considered to accord with the requirements of Policy DM1 of the Rochdale Core Strategy and the National Planning Policy Framework with respect to the impacts on amenity of surrounding occupiers and the standard of amenity for future occupiers of the development.

Highways and Access

31. The application is accompanied by an appropriate Transport Assessment, which has been subject of consultation with Transport for Greater Manchester and the Highway Authority. The site is considered to be well connected to the local highway network as Threlkeld Road links to both Bowness Road and Windermere Road – key routes through the Langley estate to Wood Street.
32. In respect of accessibility to the site by other means – the site benefits from access to a range of local services within an 800m walking catchment, including convenience stores, GP surgery, community centre, playground and sports facilities. Services on Wood Street also fall within the 2km walking catchment. Footways in the vicinity of the site are noted to be in good condition, with crossing points. A 5km cycle catchment area includes the centre of Middleton, as well as Birch Industrial Park, Hareshill Distribution Park, Hanson Close Industrial Estate, Mills Hill Rail Station and National Cycle Route 66.
33. The closest bus stops are approximately 40-80m from the site on Bowness Road with further stops located to the north on Windermere Road. These provide access to a number of regular services to Middleton Town Centre and Manchester City Centre, alongside a school service serving St. Anne's Academy. The site is therefore considered to be well connected and residents would be afforded opportunities to make use of sustainable transport modes.
34. The proposed site layout is considered to be acceptable to the Highway Authority and submitted swept-path analysis demonstrates that the site could be appropriately serviced by refuse collection vehicles. The site access from Threlkeld Road is considered suitable for the quantum of development proposed – a 5.5m wide carriageway with 2m wide footways on both sides.
35. In looking at the potential traffic generation of the development, the industry standard TRICS database has been used to calculate potential trip rates and trip generation figures. The forecast sets out that the development is expected to generate 20 two-way vehicular trips in the AM peak and 20 two-way trips in the PM peak hours, or one trip every 3 minutes on average. In light of the negligible level of trips generated by the development, it is not considered that the development would have a material impact on traffic on the surrounding highway network.

36. The development is laid out such that a total of 80 off-road car parking spaces would be provided, with all properties benefitting from 2 parking spaces except for the bungalows at plots 16 and 17 which would have a single space each. The Council's maximum parking provision standard for development of this nature is 82 spaces – there is therefore a resultant shortfall of 2 spaces. The shortfall has been considered by the Highway Authority, which raises no objection.
37. Comments received from Transport for Greater Manchester raise the need for provision of adequate secure cycle storage within the curtilage of each property in order to promote and facilitate the use of sustainable transport methods alternative to private car use – a relevant condition to this effect is recommended below.
38. In light of the above analysis, it is not considered that the proposed development would conflict with the relevant requirements of Policies DM1 and T2 of the adopted Rochdale Core Strategy or the National Planning Policy Framework.

Ecological and Arboricultural Impacts

39. The application is accompanied by an Ecological Assessment Report, containing a summary of the results of a desk top survey and an on-site habitat survey. Habitats in the site include modified neutral grassland, tall ruderal vegetation, scrub, an ornamental hedgerow, amenity grassland, hardstanding and a building. None of the habitats are considered to be of significance to biodiversity and the report concludes that loss of these habitats will be mitigated for within the landscaping proposals for the scheme.
40. No protected flora or non-native invasive plant species were recorded within the site. There was no evidence of badgers or bats within the site, and the remaining buildings on site (former garages within the depot) do not contain any potential bat roost features. The grassland, scrub and tall ruderal vegetation on site provides foraging habitat for hedgehog with some opportunities for shelter.
41. It is noted that the Rochdale Canal Special Area of Conservation (and Site of Special Scientific Interest) is located approximately 3.3km east of the site, however, the development does not meet any of the relevant thresholds under the Natural England Impact Risk Zone criteria and there are no known hydrological connections between the site and the canal.
42. The removal of hedgerow and scrub from the site has the potential to result in disturbance to nesting birds, if undertaken during the bird nesting season, and a reduction in the availability of foraging habitat and opportunities for shelter for hedgehogs.
43. Consultation has been undertaken with the Greater Manchester Ecology Unit which has raised no objection to the proposals. Conditions are recommended in respect of protection for birds, amphibian and hedgehog, principally with respect to timing of works and working methods, along with a requirement for a submission biodiversity enhancement measures e.g. bat brick/bird boxes.
44. The application is accompanied by a tree survey and Arboricultural Impact Assessment (AIA). 12 individual trees, 11 groups of trees and 2 hedges were recorded within and adjacent to the development, mostly located to the periphery. Approximately 0.04ha of low quality trees (comprising 5 individual trees; 4 tree

groups and part of a further tree group); as well as 34m of hedgerow would be removed. All features to be removed are considered to be low quality (Category C) and comprise predominantly small to medium sized, young to middle aged self-set trees. A recommendation is also made for the removal of tree T6, a Crack Willow, located off-site on the border with Parkside House, although this falls outside of the direct control of the applicant.

45. Whilst the removal of the trees and vegetation would be a dis-benefit of the proposals, it is noted that replacement tree planting, which would comprise more trees than would be removed, would result in a net gain in tree cover by the time the new trees are mature. Detail of proposed soft landscaping is only indicative at this stage and does not include species; appropriate conditions are recommended requiring submission of detailed landscaping proposals which would ensure appropriate biodiversity standards. Accordingly, it is not considered that the proposed tree removal is unacceptable.
46. A condition is recommended requiring that development is carried out in accordance with the works schedules set out within the AIA, and in accordance with the requirements for provision of protection measures for retained trees within and adjacent to the site, including precautionary working methods. Subject to application of such a condition, and provision of an appropriate landscaping scheme for the site, it is not considered that there would be any conflict with the requirements of Policies G6 and G7 of the Core Strategy and the National Planning Policy Framework.

Flood Risk and Drainage

47. The site is within Flood Zone 1, with low probability of flooding. In looking at the potential for integration of Sustainable Urban Drainage to the development, the submitted Flood Risk Assessment and Drainage Strategy sets out that ground investigations have demonstrated that soakaway of surface water would not be feasible. There are no nearby watercourses or surface water sewers to discharge to. Accordingly, it is proposed that surface water is discharged to the existing combined sewer network on Threlkeld Road. The outline drainage design therefore proposes to incorporate surface water storage within an attenuation tank at the centre of the open space within the site.
48. Neither the Council's Drainage Engineer nor United Utilities (UU) have raised an objection to the outline proposal; UU has requested that any surface water discharge rate to the combined sewer is restricted to a maximum of 8.6 l/s. A condition is therefore recommended requiring the submission of a detailed, final drainage strategy including detail of maintenance and management for approval prior to commencement of development. On this basis the proposal is in accordance with Core Strategy policy G8, policies EC/7 and EC/8 of the Unitary Development Plan and the National Planning Policy Framework.

Contamination

49. The application is accompanied by a Desk Based Site Investigation Report, which has been subject of consultation with the Council's Public Protection Service. The report does not identify any notable constraints in respect of the development of the site for residential purposes. No objections have been raised to the findings of the reports, however, it is noted that further investigative work and a suitable remediation strategy are required. A condition is therefore recommended requiring the same. Subject to application of a condition requiring further detailed

site investigation work it is considered that there would be no conflict with Policies G9 and DM1 of the Core Strategy or the National Planning Policy Framework with respect to providing a safe environment for residential development.

Planning Obligations and Viability

50. Paragraph 92 of the NPPF requires that LPAs should plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments.
51. Policy DM2 of the Core Strategy sets out the Council's requirement for developers to provide, or contribute towards the cost of providing, any physical and social infrastructure that is needed because of proposed development. In the case of residential development of this scale, this specifically requires contributions towards affordable housing (Policy C4), open space and formal sports provision and maintenance (Policy G6) and education facilities (Policy C7).

Provision of Affordable Housing

52. Policy C4 of the Rochdale Core Strategy and the associated *Affordable Housing* SPD require schemes of 15 or more dwellings to provide 15% of total site capacity for on-site affordable housing or 7.5% of the Gross Development Value (by virtue of offering a discount of 50% of average open market value).
53. The applicant (Riverside Group) proposes that the development will comprise entirely of dwellings for Affordable Rent (AR). In order to meet the definition of AR as set out in Annex 2 of the NPPF, the development must meet the following conditions:
 - a) The rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents;
 - b) The landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and
 - c) It includes provision to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
54. As the proposed 100% provision of on-site affordable housing exceeds the policy requirement, no commuted sum payment is required. However, it is necessary to secure the provision of the on-site affordable housing and this is proposed to be secured by way of a suitably worded condition. It is noted that the over-provision of affordable housing in comparison to the policy requirement represents a significant benefit of the scheme.

Recreational Open Space, Formal Sports and Education

55. Policy G6 of the Core Strategy requires that residential development should provide or contribute financially towards recreational open space (both Local Open Space or Public Open Space and Outdoor Sports Provision) in accordance with the standards set out in the *Provision of Recreational Open Space in New Housing* SPD. Core Strategy Policy C7 seeks developer contributions for the provision of educational facilities (including new school places) where required.

56. In respect of open space provision, where on-site provision is proposed the Council's SPD requires provision at a standard of 1ha per 1,000 bedrooms. It is noted that the development includes for the provision of 0.2ha of open space on site, far in excess of the 0.092ha open space required by the SPD, and also includes a Local Area for Play. On this basis, a financial contribution towards off-site open space provision is not required.
57. In accordance with the Council's adopted table of charges, a financial contribution of £47,402.08 towards off-site outdoor sports provision is required.
58. In respect of the need for education contributions, the Council's Schools Service has submitted a representation which shows that the surplus of school places available at Years 3, 4 and 5 in the Middleton Primary Planning Area stands at 2.5%, 1.4% and 1% respectively, whilst the Authority seeks to maintain a 3% surplus. There is, however, an adequate surplus of places across Reception and Years 1, 2 and 6. In respect of Secondary education contributions, it is noted that proposals for the development of a new centrally delivered school at Bowlee are now at an advanced level.
59. Accordingly, taking the above into account and also the particular nature (Affordable Rent provision), scale and viability of the scheme, the Schools Service has determined that contributions towards Primary and Secondary education are not required or requested in this instance.
60. In accordance with paragraph 57 of the NPPF and Policy DM2 of the Core Strategy, the application is accompanied by a detailed Viability Appraisal (VA). This VA has been subject to third-party scrutiny on behalf of the LPA, which included preparation of an independent appraisal based on current market evidence and robust cost assumptions (including abnormal costs incurred as a result of necessary site clearance, remediation and provision of attenuation within the drainage infrastructure). In summary, the appraisal shows that the development produces a profit on cost of 1.41% or profit on Gross Development Value of 1.96%, well below the conservative benchmark profit level, adopted by the Council's advisors, of 6%. Accordingly, the appraisal has concluded that the development cannot viably sustain financial contributions.
61. The absence of a contribution towards outdoor sports provision will result in harm as a result of the additional pressures that the housing development is likely to place on existing outdoor sports provision within the immediate area, which will not be mitigated.

Summary & Conclusion

62. The proposed development comprises an element of the wider strategy for the regeneration of the Langley Estate, as directed by the Council's adopted Langley Masterplan. The development brings a former clearance site back into use (the former Falcon Pub) delivering 21 units on previously developed land – a significant benefit of the proposals.
63. The scheme also, however, represents a departure from the provisions of saved Policy G/3 of the UDP and the relevant considerations of the NPPF, as it includes a reduction in size of an area of protected recreational open space by 0.5ha. The development does, however, provide for the delivery of enhancements to the retained public open space, including provision of a Local Area for Play, on an underutilised and poor quality area of open space. Harm will arise as a result of

an absence of mitigation, by way of a financial contribution, towards the additional pressures the scheme will create on outdoor sports provision in the area.

64. The improvements in respect of provision of suitable and usable recreational space on site, the conformity with the Council's adopted Langley Masterplan and the significant and demonstrable benefits arising from the delivery of a substantial number of affordable new homes (100% Affordable Rent) for the community must be taken into account as substantial and clear benefits when considering the scheme. The application delivers an over-provision of affordable housing in comparison to the policy requirement and approval of the application would secure the delivery of 41 affordable homes in a township identified as having a shortfall of 44 affordable houses per annum.
65. The development makes efficient use of the site, is acceptable having regard to neighbour amenity, layout and design, and requirements are met or can be met by way of condition with regards to drainage, contaminated land, biodiversity enhancement, tree and ecological protection.
66. In taking the above factors into account, the recommendation, on balance is one of approval given that the substantial benefits of the scheme are considered to outweigh the identified harm.

RECOMMENDATION

It is recommended that the Planning and Licensing Committee resolves that is minded to **GRANT planning permission** subject to the following recommended schedule of 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:
 - Site Location Plan ref. JR007087_BYA_00_00_DR_A_005 rev. P1
 - Site Plan ref. JR007087_BYA_00_00_DR_A_001 rev. P4
 - House Types A & B ref. JR007087_BYA_00_ZZ_DR_A_002 rev. P2
 - House Types C & D ref. JR007087_BYA_00_ZZ_DR_A_003 rev. P1
 - House Types E & F ref. JR007087_BYA_00_ZZ_DR_A_004 rev. P1

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

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. No 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.

4. No development (including any site clearance or preparation works) shall take place until such time as a scheme of Reasonable Avoidance Measures to ensure the protection of amphibian and hedgehog which may be present on site has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the duly approved RAMs scheme.

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

Reason for pre-commencement condition: Reasonable Avoidance Measures are required to be agreed and approved in advance of commencement of development to allow for measure to be implemented throughout the course of works on site.

5. No development shall take place (including any site clearance or preparation works) until a Construction Management Plan (CMP), which shall include the following, has been submitted to, and approved in writing by the Local Planning Authority:
 - a) the parking of vehicles of site operatives and visitors;
 - b) loading and unloading of plant and materials;
 - c) storage of plant and materials used in constructing the development;
 - d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - e) wheel washing facilities; and
 - f) hours for site deliveries.

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

Reason: To minimise 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 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 functioning of the highway network prior to commencement of any building or engineering works on site.

6. No development shall take place until a detailed site investigation and risk assessment (in addition to the Desk Study Assessment Report ref.

LC/C2965/5453) 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; and
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

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

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 G8 and 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.

7. No development shall take place until a detailed surface and foul water drainage scheme (including drainage of surface water from access roads and parking areas) has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall:
 - Substantially accord with the recommendations of the Drainage Strategy and Flood Risk Assessment (Sutcliffe ref. LRD30335 rev. 001);
 - Provide for the separate drainage of foul and surface water within the site;
 - Accord with the surface water hierarchy of drainage options in the National Planning Practice Guidance, with evidence of an assessment of site conditions;
 - Accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems or any subsequent replacement national standards;
 - If including drainage of surface water to the combined public sewer, limit the discharge rate to a maximum of 8.6 l/s; and
 - Include detail of how the drainage scheme will be maintained and managed after completion.

No part of the development shall be occupied until such time as the drainage scheme has been fully implemented in accordance with the duly approved detail.

The drainage infrastructure shall be retained as such thereafter and maintained/managed in accordance with the duly 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 Policy EM/7 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.

8. 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' and in accordance with the details set out on the Tree Protection Plan (Drawing 3 ref. D7797.003) of the Arboricultural Impact Assessment (TEP ref. 7797.001 v1.0) The tree protection measures 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 development, including works to trees and vegetation, shall be carried out in accordance with the works and mitigation recommendations within the Arboricultural Impact Assessment (TEP ref. 7797.001 v1.0) and the accompanying Tree Works Plan (Drawing 2 ref. D7797.001).

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.

9. No development shall take place until finished floor levels for the proposed buildings and proposed 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 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: An understanding of proposed levels in relation to existing levels is required prior to commencement of any relevant engineering operations on site.

10. No above ground works shall take place until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework. The scheme shall include:

- (i) The arrangements for the transfer of the affordable housing to an affordable housing provider;
- (ii) The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- (iii) The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

This condition shall not be binding on a mortgagee or chargee (or any receiver including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver) of the whole or any part of the affordable dwellings or any persons or bodies deriving title through such mortgagee or chargee or Receiver, unless the express written prior approval of the Local Planning Authority has first been obtained.

Reason: Significant weight has been given in the determination of this application based on the scheme providing 100% Affordable Housing having regard to the Council's Core Strategy Policies and the National Planning Policy Framework.

11. No above ground works shall take place until such time as a detailed scheme for the approved Local Area for Play, including but not limited to the matters listed below, has been submitted to and approved in writing by the Local Planning Authority:
- (i) A general arrangement layout plan;
 - (ii) Specification of surfacing treatments;
 - (iii) Full detail of proposed boundary treatments;
 - (iv) Specification, full detail of appearance and the layout of the proposed play equipment;
 - (v) Specification and layout of street furniture including benches and bin provision; and
 - (vi) Specification and layout of lighting, as appropriate.

The duly approved scheme shall be implemented in full thereafter and no more than 30 dwellings within the site shall be first occupied until such time as the Local Area for Play has been made fully available for use. The Local Area for Play shall be retained and maintained thereafter in accordance with the details duly approved.

Reason: In the interests of proper planning, the visual amenities of the area and to ensure the provision of retained and enhanced open space on the site, in accordance with Policies P3, DM1, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

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

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

13. No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, provision for bird boxes, bat boxes, bug hotels, wildflower seeding and hedgehog habitat (including provision of 'Hedgehog Highways') 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.

14. (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 (which shall take account of the measures required by virtue of condition 13 – biodiversity enhancements - of this permission and the recommendations of the Arboricultural Impact Assessment (TEP ref. 7797.001 v1.0)) 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.

15. No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls (which shall take account of the measures required by virtue of condition 13 – biodiversity enhancements - of this permission) have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

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

16. No part of the development shall be occupied until such time as a detailed scheme for the provision of secure cycle storage facilities within the curtilage of each dwelling hereby approved has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until such time as the duly approved cycle storage facilities relevant to that part of the development have been constructed and made available for use; such facilities shall be retained thereafter.

Reason: In order to promote the use of active and sustainable transport methods and support modal shift in accordance with Policies T1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

17. No part of the development shall be occupied until such time as the car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted have been made fully available for use. The arrangements shall be retained thereafter for their intended purpose.

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

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking, re-enacting or modifying that Order, the dwellings hereby approved shall not be extended and no buildings, structures gates, fences or walls shall be erected within their curtilage under Schedule 2, Part 1, Classes A, B, C and E or Schedule 2, Part 2, Class A of the above Order except with the express permission of the Local Planning Authority.

Reason: To prevent overdevelopment of the site, to ensure a satisfactory visual appearance and to ensure an adequate standard of amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Recommended Informatives

INFORMATIVE:

The applicant's attention is drawn to the recommended Physical Security specifications set out under Sections 4.1-4.4 and 4.7-4.8 of the submitted Crime Impact Statement (ref. 2019/0813/CIS/01).