

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01190/FUL

Name and address for correspondence:	Applicant name:
Mateo Espinosa WSP 8 First Street Manchester M15 4RP	GLP Trows LLP and BDW Trading Ltd

Part 1 - Particulars of Application

Date of 14 October 2022
Application:

Proposal:	Residential development of up to 445 dwellings with associated access, car parking, landscaping and infrastructure
Location:	Land South Of Cowm Top Lane , Castleton , Rochdale,

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and subject to the following condition(s):

Conditions and Reasons:

Time Limit

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).

Approved Plans

2. The development hereby approved shall be carried out in accordance with the following drawings and documents:

General

- Location Plan (Ref. 496-P-LP-01, Rev. 1)
- Phasing and Delivery Plan (Ref. H8544-BAH-XX-XX-DR-UD-201100, Rev. P01)
- Planning Layout (Black & White) (Ref. H8544-BAH-XX-XX-DR-UD-203001, Rev. 005)
- Planning Layout (Overall) (Ref. H8544-BAH-XX-XX-DR-UD-203002, Rev. 005)
- Site Layout Plan (1 of 2) (Ref. H8544-BAH-XX-XX-DR-UD-203003, Rev. 005)
- Site Layout Plan (2 of 2) (Ref. H8544-XX-XX-DR-UD-203004, Rev. 005)
- Site Sections (Ref. H8544-BAH-XX-XX-DR-GE_361300, Rev. P00)
- Preliminary Surface Water Drainage Strategy (Ref. H8544-BAH-XX-XX-DR-CE-300003, Rev. P05)
- Preliminary Foul Water Drainage Strategy (Ref. H8544-BAH-XX-XX-DR-CE-300004, Rev. P02)
- Hard Landscaping (1 of 2) (Ref. H8544-BAH-XX-XX-DR-XXX-203200, Rev. 005)
- Hard Landscaping (1 of 2) (Ref. H8544-BAH-XX-XX-DR-XXX-203201, Rev. 005)
- Materials Layout (1 of 2) (Ref. H8544-BAH-XX-XX-DR-UD-203150, Rev. 005)
- Materials Layout (2 of 2) (Ref. H8544-BAH-XX-XX-DR-UD-203151, Rev. 005)
- Boundary Plan (1 of 2) (Ref. H8544-BAH-XX-XX-DR-UD-203250, Rev. 005)
- Boundary Plan (2 of 2) (Ref. H8544-BAH-XX-XX-DR-UD-203521, Rev. 005)
- Boundary Treatment Details (Ref. H8544-BAH-XX-XX-DR-UD-203349, Rev. 000)
- Refuse Strategy (1 of 2) (Ref. H8544-BAH-XX-XX-DR-UD-203500, Rev. 003)
- Refuse Strategy (2 of 2) (Ref. H8544-BAH-XX-XX-DR-UD-203501, Rev. 003)
- Storey Heights Plan (1 of 2) (Ref. H8544-BAH-XX-XX-DR-UD-203100, Rev. 003)
- Storey Heights Plan (2 of 2) (Ref. H8544-BAH-XX-XX-DR-US-203101, Rev. 003)
- Proposed Access Track (Fisheries) (Ref. H544-BAH-XX-XX-DR-DR-30005, Rev. P02)
- Proposed Trim Trail Plan (Ref. 496-P-TTP-001, dated 1st August 2022)
- Tree Protection Plan (1 of 4) (Ref. 5934.04, Rev. B)
- Tree Protection Plan (2 of 4) (Ref. 5934.05, Rev. B)
- Tree Protection Plan (3 of 4) (Ref. 5934.06, Rev. B)
- Tree Protection Plan (4 of 4) (Ref. 5934.07, Rev. B)

Planting Plans

- Planting Plans (Schedule & Specification Notes) (Ref. PP01.00, Rev. P8)
- Planting Plan (Sheet 1) (Ref. PP01.01, Rev. P8)
- Planting Plan (Sheet 2) (Ref. PP01.02, Rev. P8)
- Planting Plan (Sheet 3) (Ref. PP01.03, Rev. P8)
- Planting Plan (Sheet 4) (Ref. PP01.04, Rev. P8)
- Planting Plan (Sheet 5) (Ref. PP01.05, Rev. P8)
- Planting Plan (Sheet 6) (Ref. PP01.06, Rev. P8)
- Planting Plan (Sheet 7) (Ref. PP01.07, Rev. P8)
- Planting Plan (Sheet 8) (Ref. PP01.08, Rev. P8)
- Planting Plan (Sheet 9) (Ref. PP01.09, Rev. P8)
- Planting Plan (Sheet 10) (Ref. PP01.10, Rev. P8)
- Planting Plan (Sheet 11) (Ref. PP01.11, Rev. P8)
- Planting Plan (Sheet 12) (Ref. PP01.12, Rev. P8)
- Planting Plan (Sheet 13) (Ref. PP01.13, Rev. P8)
- Planting Plan (Sheet 14) (Ref. PP01.14, Rev. P8)

- Planting Plan (Sheet 15) (Ref. PP01.15, Rev. P8)
- Planting Plan (Sheet 16) (Ref. PP01.16, Rev. P8)
- Planting Plan (Sheet 17) (Ref. PP01.17, Rev. P8)
- Planting Plan (Sheet 18) (Ref. PP01.18, Rev. P8)
- Planting Plan (Sheet 19) (Ref. PP01.19, Rev. P8)
- Planting Plan (Sheet 20) (Ref. PP01.20, Rev. P8)
- Planting Plan (Sheet 21) (Ref. PP01.21, Rev. P8)
- Planting Plan (Sheet 22) (Ref. PP01.22, Rev. P8)
- Planting Plan (Sheet 23) (Ref. PP01.23, Rev. P8)
- Planting Plan (Sheet 24) (Ref. PP01.24, Rev. P8)
- Planting Plan (Sheet 25) (Ref. PP01.25, Rev. P8)
- Planting Plan (Sheet 26) (Ref. PP01.26, Rev. P8)
- Planting Plan (Sheet 27) (Ref. PP01.27, Rev. P8)
- Planting Plan (Sheet 28 – Composite) (Ref. PP01.28, Rev. P8)

House Types - Barratt Classic (received January 2025)

- Rivan (Type 50) (Brick) (End) (Ref. YB50 X0HE, Dwg. No. 01)
- Birchmoor (Type 52) (Brick) (End) (Ref. YB52 X0HE, Dwg. No. 01)
- Kew (Kenley) (End) (Ref. KNEW X0HE, Dwg. No. 01)
- Kew (Mid) (Ref. BKEW X0-I, Dwg. No. 01)
- Newby (Collaton) (Brick) (Detached) (Ref. NNBY X0FD, Dwg. No. 01)
- Newby (Collaton) (Stone) (Detached) (Ref. NNBY X0FD, Dwg. No. 01)
- Mewstone (Ellerton) (Brick) (End) (Ref. NMEW X0HE, Dwg. No. 01)
- Mewstone (Ellerton) (Brick) (Mid) (Ref. NMEW X0IE, Dwg. No. 01)
- Mewstone (Ellerton) (Stone) (End) (Ref. NMEW X0HE, Dwg. No. 01)
- Mewstone (Ellerton) (Stone) (Mid) (Ref. NMEW X0HE, Dwg. No. 01)
- Matlock (Maidstone) (Brick) (End) (Ref. NMAT X0HE, Dwg. No. 01)
- Matlock (Maidstone) (Stone) (End) (Ref. NMAT X0HE, Dwg. No. 01)
- Matlock (Maidstone) (Stone) (Mid) (Ref. NMAT X0HE, Dwg. No. 01)
- Martham (Moresby) (Brick) (End) (Ref. NMAR X0GE, Dwg. No. 01)
- Martham (Moresby) (Stone) (End) (Ref. NMAR X0GE, Dwg. No. 01)
- Martham (Moresby) (Stone) (Detached) (Ref. NMAR X0GE, Dwg. No. 01)
- Redford (Lutterworth) (Stone) (Detached) (Ref. NRED X0HD, Dwg. No. 01)
- Albury (Kingsville) (Brick) (End) (Ref. BRAM X0GE, Dwg. No. 01)
- Albury (Kingsville) (Stone) (End) (Ref. BALB X0SE, Dwg. No. 01)
- Willow (Windermere) (Brick) (Detached) (Ref. NWL X0HD, Dwg. No. 01)
- Willow (Windermere) (Stone) (Detached) (Ref. NWL X0HD, Dwg. No. 01)
- Harlow (Halton) (Brick) (Detached) (Ref. NHAR X0HD, Dwg. No. 01)
- Lavenham (Alfreton) (Brick) (Detached) (Ref. NLAV X0GD, Dwg. No. 01)
- Lavenham (Alfreton) (Stone) (Detached) (Ref. NLAV X0SD, Dwg. No. 01)

House Types - Barratt Contemporary (received January 2025)

- Rivan (Type 50) (End) (Ref. YB50 CLHE ML00, Dwg. No. 01)
- Rivan (Type 50) (Mid) (Ref. YB50 CL-I ML00, Dwg. No. 01)
- Birchmoor (Type 52) (End) (Ref. YB52 CLHE MX00, Dwg. No. 01)
- Birchmoor (Type 52) (Mid) (Ref. YB52 CLHE MX00, Dwg. No. 01)
- Kew (Kenley) (End) (Ref. NKEW CLHE ML00, Dwg. No. 01)
- Kew (Kenley) (Mid) (Ref. NKEW CL-I ML00, Dwg. No. 01)
- Holkham (Denby) (Detached) (Ref. NHLK CLHD ML00, Dwg. No. 01)
- Brownstone (Palmerstone) (End) (Ref. NBRS CLHE ML00, Dwg. No. 01)
- Newby (Collaton) (Detached) (Ref. NNBY CLFD ML00, Dwg. No. 01)
- Mewstone (Ellerton) (End) (Ref. NMEW CLHE ML00, Dwg. No. 01)
- Mewstone (Ellerton) (Mid) (Ref. NMEW CL-I ML00, Dwg. No. 01)
- Matlock (End) (Ref. BMAT_CTHE, Dwg. No. 01)
- Martham (Moresby) (End) (Ref. NMAR CTGE ML00, Dwg. No. 01)
- Martham (Moresby) (Detached) (Ref. NMAR CTGD ML00, Dwg. No. 01)
- Redford (Lutterworth) (Ref. NRED CLHD ML00, Dwg. No. 01)
- Albury (Kingsville) (End) (Ref. BALB X0GE, Dwg. No. 01)
- Lavenham (Alfreton) (Detached) (Ref. NLAV CTGD, Dwg. No. 01)
- Cobham (Lamberton) (Detached) (Ref. BCOB CTHD, Dwg. No. 01)

House Types – David Wilson Homes (received January 2025)

- YH50 (End) (Ref. YH50 X0HE, Dwg. No. 01)
- YH52 (End) (Ref. YH52 X0HE, Dwg. No. 01)
- YH52 (Mid) (Ref. YH52 X0-I, Dwg. No. 10)
- Primrose (Wilford) (End) (Ref. N224 XEH7, Dwg. No. 01)
- Primrose Wilford (Mid) (Ref. N224, Dwg. No. 01)
- Alder (Archford) (End) (Ref. N382 XEH7, Dwg. No. 01)
- Alder (Archford) (Mid) (Ref. N382 XI-7, Dwg. No. 01)
- Foxglove (Hadley) (Detached) (Ref. N341 XEG7, Dwg. No. 01)
- Foxglove (Hadley) (End) (Ref. N341 XEG7, Dwg. No. 01)
- Frampton (Kennett) (End) (Ref. N319 XEG7, Dwg. No. 01)
- Hazelborough (Ingleby) (Detached) (Ref. N403 X-F7, Dwg. No. 01)
- Blakeney (Hollinwood) (Detached) (Ref. N486 X-G7, Dwg. No. 01)
- Hamford (Shenton) (Detached) (Ref. N431 X-H7, Dwg. No. 01)
- Thornhill (Millford) (Detached) (Ref. N411 X-H7, Dwg. No. 01)
- Winterton (Kirkdale) (Detached) (Ref. N442 X-H7, Dwg. No. 01)
- Lynford (Bradgate) (Detached) (Ref. N417 X-H7, Dwg. No. 01)
- Hepburn (Drummond) (Detached) (Ref. N408 X-H7, Dwg. No. 01)
- Wychwood (Avondale) (Detached) (Ref. N456 X-G7, Dwg. No. 01)
- Fairburn (Holden) (Detached) (Ref. Y469 X-H7, Dwg. No. 01)

Documents

- Archaeological Desk-Based Assessment (Version 1), prepared by RPS Group, dated 8th March 2021.
- Air Quality Assessment (Version 5), prepared by Smith Grant LLP, dated August 2021.
- Air Quality Addendum (Version 2) prepared by Smith Grant LLP, dated August 2022.
- Air Quality Addendum (Version 3), prepared by Smith Grant LLP, dated July 2024.
- Arboricultural Impact Assessment and Method Statement (Revision B) prepared by Trevor Bridge Associates, dated June 2024.
- Tree Survey Report (Revision D) prepared by Trevor Bridge Associates, dated June 2024.
- Cowm Top NEAP document and enclosed plans, prepared by Proludic, received November 2024.
- Design and Access Statement Addendum prepared by E*scape Urbanists, dated July 2024.
- Ecological Assessment (Version 2) prepared by The Environment Partnership, dated August 2022.
- Bat Roost Report Addendum (Version 2) (Document Ref. 8666.005) by The Environment Partnership, received August 2024.
- Energy and Sustainability Report (Version 7) prepared by Environmental Economics, dated November 2024.
- Flood Risk Assessment and Drainage Report (Version 7), prepared by RSK, dated August 2022.
- Drainage Strategy Report (Revision F), prepared by Barrat Manchester, dated October 2024.
- Transport Assessment (Version 2) and Appendix E, prepared by SCP, dated August 2022.
- Travel Plan (Version 6), prepared by SCP, dated August 2022.
- Noise Impact Assessment (Document Reference 21.105.1.R6), prepared by Professional Consult, dated 27th November 2024.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Places for Everyone Plan and the National Planning Policy Framework.

Invasive Species Management

3. Prior to the commencement of development (including any vegetation clearance or ground works), an invasive non-native species protocol shall be submitted to and approved in writing by the Local Planning Authority, detailing the containment, control, and removal of invasive plant species on site. The measures shall be carried out strictly in accordance with the approved scheme.

Reason: To secure the satisfactory disposal of this invasive species of plant, which under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to spread in the wild, and to ensure accordance with the principles of Policies JP-P1 and JP-G8 of the adopted Places for Everyone Plan.

Reason for Pre-commencement Condition: Construction/clearance works on site have the potential to cause the further spread invasive species, which therefore need to be managed sensitively prior to works starting on site.

Tree Protection

4. No development shall take place until all trees that are to be retained within or adjacent to the site, as set out within the approved Arboricultural Impact Assessment, Method Statement and Tree Protection Plans (as listed under Condition 2), have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition, and construction'. 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 JP-P1, JP-G2, JP-G6 and JP-G7 of the adopted Places for Everyone Plan and the NPPF.

Reason for Pre-commencement Condition: Construction works on site have the potential to impact trees from the initial stages, and therefore need to be protected prior to works starting on site.

5. Notwithstanding the provisions of Condition 4, no development shall take place within the areas to the south east of the site as covered by and in the proximity of the Proposed Access Track (Fisheries) (Ref. H544-BAH-XX-XX-DR-DR-30005, Rev. P02) until an updated Tree Survey, Arboricultural Method Statement and Tree Protection Plan in accordance with BS:5837:2012 'Trees in relation to design, demolition, and construction' has been submitted to and approved in writing by the local planning authority. The approved details shall thereafter be implemented and retained throughout the period of construction and no activity prohibited by BS:5838:2012 shall take place within any protected areas during the construction period.

Archaeological Investigation

6. No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Rochdale Borough Council. The WSI shall cover the following:
 - a. Informed by the updated North West Regional Research Framework (NWRRF), a phased programme and methodology of archaeological fieldwork investigation and recording to include:
 - i. Geophysical survey of proposed development areas
 - ii. informed by the above, targeted archaeological evaluation trenching
 - iii. informed by the above, more detailed targeted excavation (subject of a new WSI)
 - b. A programme for post fieldwork assessment to include:
 - i. Analysis of the site investigation records and finds
 - ii. Production of a final report on the significance of the archaeological and historical interest represented.
 - c. Deposition of the final report with the Greater Manchester Historic Environment Record.
 - d. Commensurate with the significance of any remains identified, a scheme to disseminate the results of the archaeological investigations for the benefit of the local and wider community.
 - e. Provision for archive deposition of the report and records of the site investigation.

- f. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

The programme of fieldwork should be undertaken by a suitably qualified and experienced archaeological contractor, funded by the applicant, and in accordance with guidance provided by GMAAS who would also monitor the implementation of the programme of works on behalf of Rochdale Borough Council.

Reason: In accordance with Places for Everyone Plan Policies JPA-23, JP-P2, Core Strategy Policy P2 and Paragraph 218 of the NPPF – To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

Reason for Pre-commencement Condition: Construction/clearance works on site have the potential to impact archaeology from the initial stages, which therefore needs to be investigated, evaluated and if necessary mitigated prior to works starting on site.

Construction Traffic and Environmental Management Plan

7. No development shall take place, including any works of demolition or vegetation clearance, until a Construction, Traffic and Ecological Management Plan (CTEMP) has been submitted to, and approved in writing by the Local Planning Authority. The CTEMP shall provide for:
- i. Measures to protect the function/operation and safety of the adjoining Public Rights of Way Network (including the Lower Trows Lane Public Footpath and Cripple Gate Lane Restricted Byway);
 - ii. the parking of vehicles of site operatives and visitors;
 - iii. access to, and loading and unloading of plant and materials;
 - iv. storage of plant and materials used in constructing the development;
 - v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - vi. measures to reduce mud deposition off-site from vehicles leaving the site, including wheel washing facilities;
 - vii. measures to control the emission of dust and dirt during construction;
 - viii. measures to control the noise and vibration output from plant and works;
 - ix. a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - x. delivery, demolition and construction working hours;
 - xi. a method statement addressing reasonable avoidance measures (RAMS) for the protection of the natural environment, including small mammals and amphibians, retained habitats, ponds (from water pollution and runoff), and woodlands to the south.

The approved CTEMP shall be adhered to throughout the construction period for the development.

Reason: In accordance with Places for Everyone Plan Policy JP-G8, Core Strategy Policies G6, G7, G9 and DM1, and the NPPF; to minimise and manage detrimental effects to residential amenity, the amenity of the area generally and the natural environment from the risk of harm, including from pollution, nuisance/disturbance and highways safety during the construction stage.

Reason for Pre-commencement Condition: Construction/clearance works on-site have the potential to impact residential health and amenity, and the natural environment/habitats from the initial stages. Appropriate safeguards should therefore be put in place prior to works starting.

Ground Contamination Remediation

8. No development shall take place until (other than demolition or works of site preparation) a detailed remediation scheme to bring the site to a condition suitable for its intended use has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the scheme shall have regards to the reports 'Stage 1 Geo-environmental Appraisal' by Smith Grant Environmental Consultancy, dated February 2021 and 'Phase 1 and Phase 2 Contamination and Geo-technical Assessment' by Smith Grant Environmental Consultancy, dated February 2021. The approved remediation scheme shall thereafter be fully implemented.

Following completion of the measures identified in the approved remediation scheme and prior to first use/occupation of the approved development, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy thereafter. Prior to the first use or occupation of the approved development, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Details of remediation will be required to ensure the safe development of the site during the construction and operation phases of the development.

Badger Surveys

9. No vegetation clearance or earthworks shall take place until up-to-date badger surveys, and any necessary mitigation measures, have been submitted to and approved in writing by the Local Planning Authority. The development shall therefore after implemented in accordance with the approved details.

Reason: To safeguard Badgers as a protected species as defined by the Wildlife and Countryside Act 1981, and in accordance with Places for Everyone Plan Policy JP-G8, and Core Strategy Policies G6 and G7, and the NPPF.

Reason for Pre-commencement Condition: Construction/clearance works on site have the potential to disturb badgers from the initial stages, which therefore need to be protected prior to works starting on-site.

Bird Nesting Season

10. No clearance of trees and shrubs in preparation for (or during the course of) development in any phase or phases of the development shall take place during the bird nesting season (March-August inclusive) unless a survey to establish whether the site is utilised for bird nesting has been undertaken by a suitably qualified ecologist and a copy submitted to the Local Planning Authority. Should the survey reveal the presence of any nesting species, no development shall take place on that part of the site 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. The development shall thereafter be carried out in accordance with any approved mitigation strategy.

Reason: In order to prevent disturbance to any nesting birds that may be present during nesting season, in accordance with Places for Everyone Plan Policy JP-G8 and Core Strategy Policies G6 and G7, and the NPPF.

Reason for Pre-commencement Condition: Construction/clearance works on site have the potential to disturb nesting birds from the initial stages, which therefore need to be protected prior to works starting on-site.

Materials

11. No above ground works shall take place until samples and / or full specification of materials to be used externally on all buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall be in general accordance with those specified on the approved Materials Plans under Condition 2 and include the type, colour and texture of the materials. The development shall thereafter 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 Places for Everyone Plan Policy JP-P1 and Core Strategy Policies P1, P3 and DM1, and the NPPF.

Landscaping and Public Open Space Details

12. No above ground works shall take place until a detailed scheme of soft and hard landscaping for landscaped areas and Public Open Space (including but not limited to the western and central linear parks, seating areas and natural play areas within dry swales, southern NEAP and landscape buffers surrounding the site) shall be submitted to and approved in writing by the local planning authority. These details shall include:

- a statement setting out the design objectives and how these will be delivered;
- indications of all existing trees and hedgerows on land including species, spread and maturity;
- details of any retained trees, together with measures for their protection in the course of development;
- planting plans;
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities;
- earthworks showing existing and proposed finished levels or contours;
- details of any banks, terraces, other earthworks and retaining structures;
- additional pedestrian access and circulation areas;
- hard surfacing materials;
- minor artefacts and structures (such as entrance features, furniture, play equipment, landscape decorations, refuse or other storage units, and signage), aligning where relevant with the approved NEAP and Trim Trail equipment listed under Condition 2;
- retained historic or other landscape features and proposals for protection/retention (including the historic OS Datum stone located on the northern boundary); and
- an implementation and phasing programme for landscaping and open space delivery.

The landscaping works shall be carried out in accordance with the approved details and the agreed implementation and phasing programme.

The completed scheme shall be managed and maintained in accordance with the scheme of management and maintenance (to be approved under Condition 15).

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development, and in the interests of the amenity (general and visual) and character of the area, in accordance with Places for Everyone Plan Policies JP-P1, Core Strategy Policies P1, P2, P3, and DM1, and the NPPF.

Low Carbon Energy Strategy

13. Prior to the occupation of development a Low Carbon Energy and Emissions Strategy (LCEES) shall be submitted to and approved in writing by the Local Planning Authority. The LCEES shall be in general accordance with the 'Energy and Sustainability Report' (ESR) prepared by Environmental Economics (Version 7, dated November 2024) and shall include:
- In relation to achieving net zero regulated operational carbon emissions, an assessment (including calculations) of how the energy hierarchy has been applied in pursuit of this target;
 - In relation to compliance with Part L of the Building Regulations (2021/2022 as applicable), a pre-completion estimation/certification and timetable for the submission of post-completion certification/verification;
 - In relation to achieving energy demand reductions from space heat and hot water demand and renewable energy generation, an assessment (including measures taken and SAP Calculations) confirming compliance with Table 5.1 (2021-2025) of the Places for Everyone Plan; and
 - Any other energy and water efficiency measures that have been / are to be installed in each dwelling, in accordance with the details set out in the ESR.

In relation to (c) above, details of the location and specification of roof-mounted Solar Photovoltaic on all dwellings across the site, covering a minimum of 20% of the total ground floor space approved (unless demonstrably unpracticable and/or unviable), shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be completed in accordance with the approved details.

Reason: In order to ensure that the development is constructed in an environmentally sustainable manner, in the interests of adapting to and mitigating the adverse effects of the Climate Emergency, and to contribute to the aim of delivering a carbon neutral Greater Manchester by 2038, in accordance with Places for Everyone Plan Policy JP-S2

Landscape and Habitat Creation Management Plan

14. Prior to the occupation of the development a site-wide Landscape and Habitat Creation and Management Plan (LHCMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LHCMP shall include the following:
- aims, objectives and duration of the management plan;
 - a programme for implementation and phasing of delivery;
 - ecological trends and constraints on site that might inform or influence landscape and habitat creation and management;
 - description and evaluation of features to be created and/or managed;
 - a scheme for pollinators, reptile, amphibian and hedgehog refugia;
 - a scheme for bird nesting and bat roosting boxes, suitable for a range of species;
 - management options for achieving aims and objectives;
 - maintenance schedules for all landscaped areas (excluding private gardens);
 - prescriptions for management actions;
 - details of the body or organisation responsible for implementation of the plan; and
 - provisions for monitoring and remedial measures.

The LHCMP shall include details of any legal and/or funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery; and (where the results from monitoring show that conservation aims and objectives of the Plan are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning landscape and habitat objectives of the originally approved scheme.

The approved LHCMP shall thereafter be implemented in accordance with the approved details.

Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site in accordance with Places for Everyone Plan Policy JP-G8 and Core Strategy Policies G6 and G7, and the NPPF.

External Lighting

15. Prior to first occupation of the development an External Lighting Scheme providing details of the strategy for all external lighting (including lighting on the buildings, within the building's curtilage, and lighting units within the public realm) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details and design shall be informed by Institute of Lighting Professionals Guidance Note 1: The Reduction of Obtrusive Light (published 2021) and Guidance Note 8: Bats and Artificial Lighting (published 2023) (or any superseding guidance). The external lighting scheme shall thereafter be implemented and retained in accordance with the approved details.

Reason: To ensure adequate lighting within the development, considerate to ensuring full accessibility within the public realm works, whilst preserving residential amenity and protected species, in accordance with Places for Everyone Plan Policies JP-P1 and JP-G8, Core Strategy Policies P1, P2, P3, G6, G7 and DM1, and the NPPF.

Drainage

16. Prior to occupation of the development a site-wide Sustainable Drainage Management and Maintenance Plan (SDMMP) for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The SDMMP shall include as a minimum:
 - i. Arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a resident's management company; and
 - ii. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development, in accordance with Places for Everyone Plan Policy JP-S4 and Core Strategy Policy G8, and the NPPF.

17. The drainage for the development hereby approved shall be carried out in accordance with the principles (and dwelling Finished Floor Levels) set out in the approved drainage schemes, including the Preliminary Surface Water Drainage Strategy (Ref. H8544-BAH-XX-XX-DR-CE-300003, Rev P05) and Preliminary Foul Water Drainage Strategy (Ref. H8544-BAH-XX-XX-DR-CE-300004, Rev P02). For the avoidance of doubt surface water must drain at the restricted rates of 47.39 l/s from the western parcel (from Wetland 3 to 'Bottom Lodge') and 55.64 l/s from the eastern parcel (10.00l/s from Wetland 4 to 'Tom Meyrick Lodge' and 45.64 l/s from Wetland 5 to 'Eddie Fletcher Lodge'). No surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of development on a given plot/phase, each plot/phase shall be provided with a functional drainage system that accords with the approved drainage schemes and Phasing and Delivery Plan (Ref. H8544-BAH-XX-XX-DR-UD-201100, Rev. P00) (or any later approved version superseding this). This includes providing downstream connectivity such as the SUDs attenuation features and connection to off-site watercourses serving each plot/phase. The approved drainage schemes shall be completed in full and made operational in accordance with the approved details and shall thereafter be retained for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding, in accordance with Places for Everyone Policy JP-S4 and Core Strategy Policy G8, and the NPPF.

18. Prior to occupation of each dwelling on any given plot/phase, each dwelling with rainwater downpipes in rear gardens shall be provided with an above ground water butt that connects to a rainwater pipe from the main roof of that dwelling, with manufacturer and care instructions made available to the occupier on occupation.

Reason: To ensure a satisfactory form of development that manages surface water flows as close to source as possible and contributes to preventing an undue increase in surface water run-off and to reduce the risk of flooding, in accordance with Places for Everyone Policy JP-S4 and Core Strategy Policy G8, and the NPPF.

Highways

19. No works to construct the service road from Cowm Top Lane and emergency access road from Trows Lane (including vegetation clearance and groundworks) shall take place until construction and levels details, method statements (including programme of works) and adoption standards for the construction of those accesses have been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the accesses have been constructed in accordance with the approved details.

Reason: In the interests of highway safety and functionality and the general amenity of the area, in accordance with Places for Everyone Plan Policies JP-P1, JP-C1, JP-C5 and JP-C8, Core Strategy Policies T1 and T2, and the NPPF.

20. No part of the development on any phase shall be occupied until a scheme for the creation of a self-enforcing 20mph zone along all new estate roads within the site relating to that phase has first been submitted to and approved in writing by the local planning authority. The submitted details shall be in general accordance with the Planning Layout (Ref. H8544-BAH-XX-XX-DR-UD-203001, Rev. 005) and aligned with any subsequent consents granted under the Highways Act 1980 (as amended). The scheme shall thereafter be implemented in accordance with the approved details before the final dwelling to be served by that road is first occupied.

Reason: In order to ensure adequate traffic calming measures along new estate roads in the interests of highway and pedestrian safety in accordance with the requirements of Places for Everyone Plan Policies JP-P1, JP-C1, JP-C5 and JP-C8, Core Strategy Policies T1 and T2, and the NPPF.

21. No dwelling hereby approved shall be occupied until such time as the car parking areas serving that plot have been laid out, hard surfaced and drained in accordance with the approved Planning Layout (Ref. H8544-BAH-XX-XX-DR-UD-203001, Rev. 005).

Reason: In order to ensure that there is adequate provision for vehicles to be parked clear of the highway in the interests of road safety and amenity and to prevent obstruction in accordance with Places for Everyone Plan Policies JP-P1, JP-C1, JP-C5 and JP-C8, Core Strategy Policies T1 and T2, and the NPPF.

22. Within six months of the occupation of the first dwelling, a Full Residential Travel Plan for the site shall be submitted to the Local Planning Authority for approval in writing. The Full Residential Travel Plan shall be in general accordance with the submitted Travel Plan prepared by SCP (Document ref. PT/15399/TP/6, dated August 2022) and include:

- Measures to facilitate and incentivise a modal shift towards and uptake of sustainable modes of transport;
- A Travel Plan budget and resources for the implementation and day to day management of travel plan measures;
- Appropriate management structures;
- Detailed time frames for the delivery;

- Handover arrangements for the travel plan or its components, when the developer's responsibility ceases; and
- Targets and monitoring arrangements.

The approved Full Residential Travel Plan will thereafter be implemented and reviewed in accordance with the approved details and timetable.

Reason: To provide for sustainable travel and to mitigate the effects of an increase in travel movements, in accordance with Places for Everyone Plan Policies JP-P1, JP-C1, JP-C5 and JP-C8, Core Strategy Policies T1 and T2, and the NPPF.

23. Prior to completion of the development a Stage Three Road Safety Audit shall be submitted to and approved in writing by the Local Planning Authority. Any recommendations shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of highway safety and functionality, in accordance with Places for Everyone Plan Policies JP-P1, JP-C1, JP-C5 and JP-C8, Core Strategy Policies T1 and T2, and the NPPF.

24. Within the area of the 'Potential Future Access' identified on the approved Planning Layout (Ref. H8544-BAH-XX-XX-DR-UD-203001, Rev. 005), no development works shall take place (other than vegetation/ground clearance and landscaping) until such time as construction and routing details, adoption standards and a programme of implementation have been submitted to and approved in writing by the local planning authority. The area identified (excluding that covered by the emergency access road) shall be temporarily surfaced with turf planting and kept free from development until these details are approved. The future access route shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of safeguarding highways safety and functionality, and the general amenities of the area, in accordance with Places for Everyone Plan Policies JP Allocation 23, JP-P1, JP-C1, JP-C5 and JP-C8, Core Strategy Policies T1 and T2, and the NPPF.

Noise

25. The development hereby approved shall be implemented in accordance with Section 5 (Mitigation) of the submitted Noise Impact Assessment (NIA) prepared by Professional Consult (Document Ref. 21.105.1.R6, dated 27th November 2024) to achieve the following internal and external noise levels:

- 35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- 30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- 35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- 40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times;
- Noise in external amenity areas shall not exceed 58dB(A).

The acoustic barrier(s) as identified on the approved Boundary Plan (1 of 2) (Ref. H8544-BAH-XX-XX-DR-UD-203250, Rev. 004), Boundary Plan (2 of 2) (Ref. H8544-BAH-XX-XX-DR-UD-203521, Rev. 004) and Boundary Treatment Details (Ref. H8544-BAH-XX-XX-DR-UD-203349) shall be installed with a minimum mass of 15kg/m² and shall be free from holes (as documented in Section 5 of the NIA).

Upon completion and prior to occupation within any phase, validation testing shall be undertaken on a representative sample of homes in that phase to ensure the required sound levels are being achieved, the sample shall include those homes exposed to the highest noise levels.

Reason: In order to safeguard the amenities of the area and to prevent nuisance arising in accordance with Places for Everyone Plan Policy JP-P1, Core Strategy Policies G9 and DM1, and the NPPF.

Crime Impact

26. The development hereby approved shall be implemented in accordance with the measures set out in Section 7 (Security Strategy) of the Crime Impact Statement prepared by Mr A.P Martin (Document Ref. APM 0206.24, dated July 2024).

Reason: For the avoidance of doubt and in the interests of public safety and security, in accordance with Places for Everyone Plan Policy JP-P1 and JP-P5, Core Strategy Policy DM1, and the NPPF.

Landscaping and Tree Retention

27. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the final occupation of the dwellings or completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Places for Everyone Plan Policies JP-P1, JP-G1, JP-G2 and JP-G7, Core Strategy Policies P1, P2, P3, G6 and G7, and the NPPF.

28. No retained tree as shown on the approved Tree Protection Plans (as listed under Condition 2) and on plans to be approved under Condition 5 shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved documents, plans and particulars referenced under Condition 4 and as approved under Condition 5, without the written approval of the local planning authority. Any topping or lopping approved within these shall be carried out in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. If any retained tree is removed, uprooted or destroyed or dies (as a consequence of the development), another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the local planning authority.

Reason: To ensure that retained trees are adequately protected, in the interests of the visual amenities and ecological value of the locality, in accordance with Places for Everyone Plan Policies JP-P1, JP-G2, JP-G6, JP-G7 and JP-G8, Core Strategy Policies G6 and G7, and the NPPF.

Boundary Treatments

29. The development shall be carried out in accordance with the approved Boundary Plan (1 of 2) (Ref. H8544-BAH-XX-XX-DR-UD-203250, Rev. 004), Boundary Plan (2 of 2) (Ref. H8544-BAH-XX-XX-DR-UD-203521, Rev. 004) and Boundary Treatment Details (Ref. H8544-BAH-XX-XX-DR-UD-203349). Prior to the occupation of a given plot/phase, the approved boundary treatments affecting the plot/phase shall be erected in accordance with the approved details and shall thereafter be retained.

Reason: To safeguard the amenity of neighbouring properties from overlooking and loss of privacy and the visual amenity and the character of the area, in accordance with Places for Everyone Plan Policy JP-P1, Core Strategy Policies P1, P3 and DM1, and the NPPF.

Removal of Permitted Development Rights

30. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development permitted by virtue of

Schedule 2, Part 1, Classes A and B shall be undertaken without the prior written approval of the Local Planning Authority.

Reason: To safeguard the residential amenities of neighbouring properties from overlooking, loss of privacy and/or loss of light, and the visual amenity and the character of the area, in accordance with Places for Everyone Plan Policy JP-P1 and Core Strategy Policies P1, P3 and DM1, and the NPPF.

Procedure Statement:

Date Decision Issued 26th June 2025

Melanie Hale
Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: [Fees for Planning Applications in England](#)

INFORMATIVE:

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at:

www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk) In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.