

Mr Ross Haskayne
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59 Wilmslow Road
Handforth
SK9 3EN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
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Application No:	24/00090/DOC
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Application Type:	Approval of detail reserved by condition
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Proposal:	Submission of details to comply with conditions 3 (materials), 5 (landscaping), 6 (drainage), 8 (bat boxes), 9 (bird nesting), 10 (trees) and 11 (ecology report) on planning permission 21/00354/FUL
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Location:	The Bungalow , Hillcrest Road, Rochdale, Rochdale, OL11 2QB
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Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

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

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

Officers Response: The details submitted in, 'Material Samples' in relation to Condition 3 are approved. The development shall be carried out in accordance with the approved details. This condition relates to materials externally used on the building the boundary treatment details submitted are not relevant.

- 5 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, the development shall not be occupied until a landscaping scheme for the site (including elements of both 'hard' and 'soft' landscaping) is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of all hard surfaced areas and the type, species, siting, planting distances and programme of planting of any trees and shrubs. The duly approved landscaping scheme shall be carried out within 12 months of the dwelling first being occupied and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to achieve a satisfactory level of landscaping and provision of adequate off-road parking facilities for the dwellinghouse in the interests of visual amenity and highway safety in accordance with the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officers Response: The details submitted in, 'Soft Landscape Plan' in relation to condition 5 are approved. The landscaping scheme shall be carried out within 12 months of the dwelling first being occupied and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

- 6 No development shall take place until a foul and surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions and inclusive of how the scheme shall be managed after completion, has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, foul and surface waters shall be drained on separate systems and the surface water drainage scheme shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To ensure the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance with Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

Officers Response: The details submitted in, 'Proposed Drainage Layout drg 10314-WML-00-XX-DR-C-1001/T01' and 'Proposed Site Plan drg 2020.075' in relation to Condition 6 are approved. The development should be completed, maintained and managed in accordance with the approved details.

- 8 Prior to the commencement of development (including site clearance), a scheme to provide for two wall integrated cavity bat boxes or tubes in the new dwelling shall be submitted to and approved in writing by the Local Planning Authority. The boxes and features so approved shall be installed before the commencement of development and retained thereafter.

Reason: To ensure that the development does not affect the favourable conservation status of protected species on the site and in order to ensure biodiversity enhancements as part of the development in accordance with Policy G7 of the adopted Core Strategy, the National Planning Policy Framework and the provisions of the Wildlife and Countryside Act 1981 (as amended).

Reason for pre-commencement condition: This application proposes conversion of the building. This condition would ensure alternative provisions for nesting birds is provided.

Officers Response: The details submitted in, 'Cover Letter' in relation to Condition 8 are approved. The development should be carried out with the approved plans.

- 9 No building works or demolition shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been carried out immediately prior to clearance and 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.

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

Officers Response: The details submitted in, 'Covering letter' in relation to condition 9 are approved. A pre-commencement check for nesting birds within 48hrs of building work/demolition is advised within the report if work is proposed in the bird nesting season. This check is a requirement and should be carried out.

- 10 Trees T1 and T2 as shown in the submitted 'Arboricultural Impact Assessment', report reference 'AIA: 1427- 1' are not positioned on land within the ownership of the applicant. Therefore, the felling of these trees shall not take place until evidence of an agreement with the owner of the adjacent land to remove these trees has been sought prior to the commencement of development details of which shall be submitted to and approved in writing by the Local Planning Authority.

If no permission is obtained from the adjacent land owner, the installation of a cellular confinement system will need to be delivered as stated within the 'Arboricultural Impact Assessment' and details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the installation

of the cellular confinement system. Development shall then be carried out in accordance with the approved details.

Reason: The western most access point will impact on RPA's of T1 and T2. In the circumstances it is recommended the part of the drive required over the RPA's of T1 and T2 be constructed utilising a minimal dig method of construction incorporating a cellular confinement system if permission cannot be obtained to remove these trees, in accordance with policies DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officers Response: The details submitted in, 'Condition 10 signed by neighbour' in relation to condition 10 are approved. Development shall then be carried out in accordance with the approved details.

- 11 The submitted Ecology Report (Middleton Bell Ecology 27th May 2021) advises the survey findings are valid for 1 year. If the dwelling is therefore not demolished by 27th May 2022 then a further review of the submitted Ecological Appraisal shall be undertaken and its findings and any required mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to demolition. Development shall then be carried out in accordance with the approved details.

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

Officers Response: The Consultation response from the Ecologist was satisfied with the submitted report and Condition 11 is approved. Development shall be carried out in accordance with the approved details.

Informative

Condition 4 has not been applied for within this discharge of condition application. It is likely for the construction of boundary walls natural stone would be required

Yours faithfully,

Melanie Hale
Head of Planning Services