



Mr Mark Platt
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00282/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 10 (Agronomy Survey and Pitch Reinstatement) of planning permission 17/00531/FUL
Location:	Balderstone Playing Pitches, Platting Lane, Rochdale, OL11 2HD,

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 10 No development shall commence on the playing pitches hereby approved until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:
- (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and
 - (ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with policies G6 and C8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

The following information provided in:

- o Agronomy Report by PSD Labosport Group - 'A Report to Plincke - A Summary Report for the Development of Two Pitches at Balderstone Park' 31st January 2019.
- o Performance Specification: Grass Playing Pitches - Plincke Landscape Ltd - 0522-PLI-Z1-ZZ-SP-L-0101 20th February 2019
- o Updated and additional information in relation to costs and deliverability provided in email from Rochdale Council dated 5th May.

is approved. To comply with the requirements of the condition, the development shall not be carried out otherwise than in accordance with the approved details without the prior written permission of the Local Planning Authority.

Conclusion:

The applicant's attention is drawn to the outstanding conditions on the planning application, relating directly to the playing pitches, to which the discharge of Condition 10, is relevant.

4 The development hereby approved shall not be brought into use until a detailed scheme for the design and construction of the proposed car parking areas, including the amount of parking bays and associated hard and soft landscaping, shall be submitted to and approved in writing by the Local Planning Authority. The parking spaces shall be provided in accordance with the approved scheme before they are first brought into use.

Reason: In the interests of highways safety, in accordance with policies DM1, P3 and T2 of the Adopted Rochdale Core Strategy and the National Planning Policy Framework.

8. The playing pitches hereby approved shall not be brought into use until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment, including the ball stop fencing and any gates to be erected. The boundary treatment shall be completed in accordance with the approved details, before the playing fields are brought into use, and shall thereafter be maintained.

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

The Council reserve the right to take expedient enforcement action should a breach of permission occur.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services