



Mr Dave Trudgeon
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01448/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (drainage), 4 (materials), 5 (windows and reveals), 6 (boundary treatments), 7 (landscaping) and 8 (biodiversite enhancements) on planning permission 22/00696/FUL
Location:	188 Heywood Old Road, Middleton, Rochdale, M24 4GR

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 No development shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

Officer Response: The submitted information is not sufficient to discharge the condition, and therefore refused. The condition is therefore not discharged. A further application will need to be submitted to the LPA for further assessment, with the requested information for the discharge of, and compliance with the above condition. The Drainage Officer's most recent consultation document will be attached to this letter for the applicant's reference.

- 4 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(s) 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 the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer's Response: The proposed materials comprising 'Vandersanden Cottage Mix Brickwork' applied to the dwellinghouse only, 'Marley Edgemere Concrete Roof Tile', 'Velux Conservation Rooflight', 'Black UPVC Spectus Elite 63 Window System' and 'Rockdoor Black Composite Door', 'Spectus Black UPVC Bi-Fold Doors', 'Black Homeline UPVC Soffits, Fascias, Gutters, RWP', 'Feather Edge Fencing' as these are shown in the Materials schedule received by the Council 10th January 2023, are acceptable. The development shall be carried out in accordance with these materials to comply with the requirements of the condition.

The following materials are unacceptable and are not approved:

- **Marshalls Piora - Charocal Block Paving**
- **Vandersanden Cottage Mix Brickwork to the Boundary Wall**

A further application will need to be submitted for the roofing material and door materials/colour to ensure compliance with the condition requirements.

- 5 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, roof lights and detailed design of the window and door reveals, at a scale of not less than 1:50, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

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

Officer's Response: The submitted drawing, 'MCI-WD-05 Windows and Doors. Jambs.' received by the Council on the 10th January is sufficient. To comply with the condition, this windows and doors reveal depth shown shall be used in the construction of the external windows and doors of the development.

- 6 Notwithstanding any description of materials in the application, 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 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.

Officer's Response: The submitted information is not acceptable to discharge the condition, and therefore refused. The condition is therefore not discharged. A further application will need to be submitted to the LPA for further assessment, with the requested information for the discharge of, and compliance with the above condition.

- 7 a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

Officer's Response: By virtue of condition 3, relating to drainage, not being discharged, the submitted information is not acceptable to discharge the condition at this time, and the submitted details are therefore refused. The condition is therefore not discharged. A further application will need to be submitted to the LPA for further assessment, with the requested information for the discharge of, and compliance with the above condition.

- 8 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 and bat boxes, has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such time as the duly approved biodiversity enhancement measures within that plot have been installed in accordance with the duly approved detail.

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.

Officer's Response: The submitted biodiversity enhancements detailed on drawing number 679-07A received by the Council 10th January 2023, prepared by Conway Architectural Design is approved. The development shall not be carried out otherwise than in accordance with the approved biodiversity enhancements without the prior written permission of the Local Planning Authority.

Conclusion

As such, a further discharge of conditions application will be required in order to discharge conditions numbers 3, 4, 6 and 7.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services