



MARTIN ASHWORTH
JAMES CAMPBELL ASSOCIATES LTD
JAMES CAMPBELL ASSOCIATES
173 ROCHDLAE RD
ROCHDALE OL16 3BN
OL16 3BN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00293/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of detail to comply with conditions 3 (materials) 4 (boundary treatments) and 8 (drainage) on planning permission 20/00708/FUL
Location:	Land Adj To , 78 Willows Lane, Milnrow, Rochdale, OL16 4BG,

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.

Decision: The details of materials as set out in the letter dated March 2023 (your ref: 19.2089, our ref: 20/00708/FUL) are approved. The development shall be carried out in accordance with the approved material details in order to comply with the requirements of the condition.

- 4 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no part of the development shall be occupied until details of the materials to be used in the construction of boundaries, including colour treatment, 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.

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

Decision: The details of the boundary treatment as set out in the 'Proposed Site Plan', Drawing no: 19.2089.2F and received by email on 25/08/2023, are approved. The development shall be carried out in accordance with the approved details in the plan in order to comply with the requirements of the condition.

- 8 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 and unless otherwise agreed in writing by the Local Planning Authority. The scheme shall outline the proposed levels (including finished floor levels and ground levels) shown in metres above Ordnance Datum. 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.

Decision: The drainage details as set out in the following plans and document are acceptable:

- **Proposed Site Plan. Drawing no: 19.2089.2F. Received by email on 25/08/2023.**
- **Drainage Scheme for proposed residential development on Land Adjacent To 78 Willows Lane, Rochdale, OL16 4BG by Martin Environmental Solutions Ltd. Report no: 2458-2.**
- **Proposed drainage plan. Drawing no: 19.2089.5. Dated June 2023.**

The development shall be carried out in accordance with the approved plans and document in order to comply with the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services