ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
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Date: 11 May 2023

Mr Duffy
Admiral Property Developments Limited
2 Somersby Drive
Bromley Cross
Bolton
BL7 9PX

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**23/00123/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 4 (drainage), 5 (levels). 6 (materials) and 7 (fenestration) of planning permission 22/00814/FUL**
Location:	**Land At Baildon Road, Rochdale, OL12 7NG**

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

Conditions and Reasons:

4 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 proposed external works plan dwg No 1071/BRR/EXW Rev B received by the Council 14th March 2022 prepared by bdp Architecture is approved. The development shall not be carried out otherwise than in accordance with the approved drawing, without the prior written permission of the Local Planning Authority.

5 No development shall take place until finished floor levels for the proposed buildings and finished ground levels across the site relative to agreed off-site datum point(s)

have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken 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

Reason for pre-commencement condition: An understanding of proposed levels in relation to existing levels is required prior to commencement of any relevant engineering operations on site.

Officer Response:

The levels shown in the proposed external works plan dwg No 1071/BRR/EXW Rev B received by the Council 14th March 2022 prepared by bdp Architecture is approved. The development shall not be carried out otherwise than in accordance with the approved drawing, without the prior written permission of the Local Planning Authority.

6 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the buildings 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 prior to the first occupation of the development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Officer Response:
The proposed materials comprising

-Veka PVCU window and door systems
-Trailflex Permeable Paving
-Marshalls Red Block Paving
-Bird Tables

are acceptable. The development shall be carried out in accordance with these materials, and the materials as approved through 22/01437/DOC, to comply with the requirements of the condition.

7 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 Response:
The submitted window and door section and plan details 'BUILDING REGULATIONS SHEET 3 Detail sheet - Window reveal' Dwg No 1071/BRR/HT1/BR3 received by the Council 02/02/2023, is approved. The development shall not be carried out otherwise than in accordance with the approved CMS without the prior written permission of the Local Planning Authority.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services