



PLANNING AND DEVELOPMENT

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Eden Planning & Development
1 Market Street
Altrincham
WA14 1QE
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01066/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 4 (roof cowls), 6 (landscape) and 7 (lighting) on planning permission 22/01568/FUL
Location:	Wardle Academy, Birch Road, Wardle, OL12 9RD,

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 Notwithstanding the details shown on the approved plans, prior to the installation of the roof cowls, full product specifications at a scale of not less than 1:50 shall be submitted to and approved in writing by the Local Planning Authority.

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

Decision: The following drawings/details are acceptable and approved:

- **Proposed Roof Cowl Details. Drawing number: 052_PLN_204. Rev: P02**
 - **EuroSeries (ESR) by Vent-Axia**
 - **Roof Cowl Assembly RCZ by Vent-Axia**
 - **Heatline Duct Mounted Heater Battery by VES**
 - **Acoustic In-Line Fans (ACQ) by Vent-Axia**
- 6 (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 Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The following drawings/details are acceptable and approved.

- **Proposed Site and Roof Plan. Drawing number: 052_GAD_200. Rev: C02**
- **Construction Drawing to show the build up and layout of rooftop climbing planters onto wires system with in built in irrigation system. By Exubia. Dated: 16/10/2023**
- **Landscaping Materials. Ref: D/052_SCH_921**
- **Site External Plan Showing Existing Topographical Plan Underlay. Drawing number: C14570/080. Rev: C2**
- **Site External Plan Existing Topographical Plan Underlay Omitted. Drawing number: C14570/081. Rev: C2**
- **Externals Details. Drawing number: C14570/082. Rev: C1**

- 7 No external lighting shall be installed on the building until a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.

Reason: In the interests of amenity and in compliance with policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The following drawings/details are acceptable and approved.

- **Proposed External Lighting Layout. Drawing number: 052_PLN_203. Rev: P03**
- **Proposed Site and Roof Plan. Received by email on 09/02/2024**
- **Wardel Academy Extension – External – Lighting Calculations. By LDL lighting Ltd**

The lighting engineer has concluded that the proposal shouldn't cause excessive light nuisance following the installation. However, it should be noted the review is only based on a desk top exercise and it can't be fully ruled out there being light intrusion, and as such, if there are any complaints from nearby residents, the maintaining operator shall take action and alleviate any said problems.

Yours faithfully,

Melanie Hale
Head of Planning Services