

Planning Department
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Dear Sir/Madam

Re: Application for approval of details reserved by conditions no. 3, 4, 8, 13 and 16 of planning permission reference. 22/00466/FUL at land off Whitworth Road and Grassmere Street, Rochdale

Planning permission was granted at the above site on 21st March 2024 for the erection of 3 blocks (1 no. single storey and 2 no. two storey) of 14 no. 1 bedroom apartments (Use Class C3) including associated landscaping. On behalf of the Applicant (Cornerstone Place) we are seeking to discharge condition nos. 3, 4, 8, 13 and 16 of planning permission ref. 22/00466/FUL.

Condition 3 *No development shall take place until details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be in general accordance with the preliminary designs indicated on drawings PGS388-C-100/P2 and PGS388-C-101/P2 (both dated 16.8.2022) and shall include confirmation of United Utilities approval of the 3no. sewer connections to the public sewer.*

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

Condition 4 *No part of the development shall be occupied until a sustainable drainage management and maintenance plan for the lifetime of the development has been submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:*

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in

accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development, in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Condition 13 *No part of the development shall be occupied until a detailed specification for the design and construction of the associated hardstanding areas, including detail of the surface water drainage strategy and surfacing materials, has been submitted to and Page 5 of 7 approved in writing by the Local Planning Authority. The hardstanding areas shown on the approved plans shall be constructed in accordance with the approved details before the associated development is first occupied, and shall be retained thereafter for their intended purpose.*

Reason: To ensure the suitable disposal of surface water in order to comply with the requirements of policies DM1 and G8 of the adopted Rochdale Core Strategy, saved policies EM/7 and EM/8 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

The following information is submitted in order to discharge the above conditions:

- Report to Discharge Drainage Related Planning Condition (Ref. PGC388-RP-C-001, Issue 2), prepared by PG Consulting;
- Block A Part 1 Decision Notice Connection Approval;
- Block B Part 1 Decision Notice Connection Approval;
- Block C Part 1 Decision Notice Connection Approval;
- Drainage Strategy Plan (dwg no, PGC388-C-100 Rev C3);
- Drainage GA (Blocks B &C) (dwg no. PGC388-C-101 Rev C3); and
- Drainage Management & Maintenance Plan (Ref. PGC388-RP-C-002, Issue 1), prepared by PG Consulting.

Condition 8 *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 and the boundary treatments 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

This condition was partially discharged (materials) on 15th August 2024. The following information is therefore submitted in order to fully discharge the condition:

- Proposed Boundary Treatments (dwg no. WHI-TRI-ZZ-ZZ-DR-A-3011 Rev P02).

Condition 16 *No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, provision for bat, bird, bug boxes and native tree and shrub planting has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.*

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 and to ensure that there is a net gain in biodiversity, having regard to its location and the nature of the proposed development and in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The following information is submitted in order to discharge condition no. 16:

- Ecological Mitigation, Management and Enhancement Plan, prepared by Arbtech.

I trust that the information submitted is acceptable in order to discharge conditions no. 3, 4, 8, 13 and 16 of planning permission 22/00466/FUL. We look forward to confirmation of validation at your earliest convenience.

If you require any additional information, please do not hesitate to contact me.

Yours sincerely,



Laurie Hickin AssocRTPI
Senior Planner