

Rochdale
Metropolitan
Borough Council,
Economy and
Environment,
Planning Service,
Rochdale,
OL16 1XU

Eden Planning
1 Market Street
Altrincham
WA14 1QE

0161 820 2055
lowdown@edenplanning.co.uk
edenplanning.co.uk
ED2486
13 September 2023

Discharge of Conditions of 22/01568/FUL

Dear Sir/Madam,

On behalf of Watergrove Trust, Eden Planning is pleased to submit an application for the approval of details reserved by a condition of planning permission 22/01568/FUL at Wardle Academy, Birch Road, Wardle, Rochdale, OL12 9RD.

Planning permission (LPA Ref. 22/01568/FUL) was granted on 16 June 2023 for:

"Part two/part single storey extension to school to create additional teaching facility, door to ground floor west elevation and relocation of site boundary gates."

Condition 4

Condition 4 states:

"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."

To address this condition, we enclose:

- Roof Mounted Heater Batteries
- Roof Mounted Acoustic in Line Fans SF3 – SF4
- Roof Mounted Curb Supply Fans RSC01-RSC02
- Roof Curb Mounted Cowl Assembly RCZ Fitting Instructions
- Proposed Roof Cowl Details 052_PLN_204

These documents contain the full specification for each of the units being used and the Proposed Roof Cowl Details plan contains this on a plan at a 1:100 scale. It is therefore considered that the information submitted is sufficient to enable the full discharge of condition 4.



Condition 6

Condition 6 states:

“(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.”

To address this condition, we enclose:

- Landscaping Materials 052_SCH_921
- Site Externals Plan Showing Existing Topographical Plan Underlay C14570/080 Rev C2
- Site Externals Plan Existing Topographical Plan Underlay Omitted C14570/081 Rev C2
- Externals Details C14570/082 Rev C1

The information submitted in relation to this condition provides extensive detail of hard and soft landscaping, including location, materials, and alteration to the kerb and carriageway. It is therefore considered that sufficient information is provided to meet the requirements of condition 6, which can therefore be discharged in full.

Condition 7

Condition 7 states:

“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.”

To address this condition, we enclose:



- Proposed External Lighting Layout 052_PLN_203

The information submitted addresses the requirements set in condition 7 by providing detail of the location, luminance and product specification of external lighting. It is therefore considered that the information submitted is sufficient to enable the full discharge of condition 7.

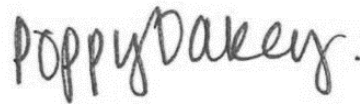
Summary

The application has been lodged via the Planning Portal (ref. PP-12440719). The application fee of £116 (+ £64 service charge) has been paid via the Planning Portal.

We trust that the submitted information is sufficient to enable the discharge of the condition listed above and look forward to receiving confirmation of this.

Should you require any further information or clarification then please do not hesitate to contact us.

Yours sincerely,



Poppy Oakey MRTPI
ASSOCIATE DIRECTOR

