

Conditions and Reasons:

2 This permission relates to the following plans:-

- Location Plan, 201/F, 202/1F, 301/1G, 302/1G, 303/1E, 304/1E, 307/1B, 309/1E, 310/1D, 311/1A, 394/2U, 401/1G, 404/1F, 405/1E, 406/1H, 2065/22, 406-02 Rev G, 406-03 Rev V, 406-04 Rev M, 304-02 Rev K, 304-03 Rev U, 304-04 Rev N, SD703 Rev B.

The development shall be carried out in complete accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, saved policies within the Rochdale Unitary Development Plan and the National Planning Policy Framework.

I am presuming this is the permission which was implemented and that this condition will not need to be varied.

3 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, the development hereby permitted shall be carried out in accordance with the approved materials discharged under 17/00282/DOC referenced:

- Material Schedule. Drawing No. GH/2065/MS. Dated 07.03.17.
- Submitted document titled 'Balderstones Materials'.
- Submitted document titled 'Nort West Materials Choice Schedule - 2017'.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity, in accordance with Core Strategy policy P3 and the National Planning Policy Framework.

4 The development hereby permitted shall be carried out in accordance with the Boundary Treatments shown on plan ref: 2065-BTL-001/A.

Reason: In order to ensure a satisfactory appearance and in the interests of the amenity of the occupiers of neighbouring residential properties in accordance with Core Strategy policy P3 and the National Planning Policy Framework.

5 The development hereby permitted shall be carried out in accordance with the gravel drive detail shown on plan ref: SSD1712. The approved details shall be retained thereafter.

Reason: In order to ensure a satisfactory appearance and in the interests of the amenity of the occupiers of neighbouring residential properties in accordance with Core Strategy policy P3 and the National Planning Policy Framework.

6 The development hereby permitted shall be carried out in accordance with the approved finished floor levels and external ground levels shown in the approved plans discharged under 17/00282/DOC referenced:

- Finished Levels and Retaining Structures. Drawing No. E01, Rev. P1. Dated January 2017.

Reason: In order to ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings in the interests of residential and visual amenity in accordance with Core Strategy policy P3, and the National Planning Policy Framework.

Reason for pre-commencement condition: These details are required before ground works take place.

- 9 The development hereby approved shall be carried out in accordance with the submitted surface water drainage scheme as shown on drainage layout plan 217-013/D01/P7 and discharged under application 17/01193/DOC.

Reason: To ensure the appropriate disposal of surface water and to manage the risk of flooding and pollution in accordance Core Strategy policy G8, saved UDP policies EM7 and EM/8 and the National Planning Policy Framework.

- 12 The development hereby permitted shall be carried out in accordance with the lighting scheme shown on plan ref: The Strand Section 38/P4 (existing). The approved scheme shall be retained as such thereafter.

Reason: In the interest of visual amenities and to prevent nuisance arising in accordance with the requirements of Core Strategy Policies G9 and P3 and the National Planning Policy Framework.

- 13 The development hereby approved shall be carried out in accordance with the approved scheme of junction protection works referenced TRO Ref No H60/1256

Reason: In the interest of highway safety and in accordance with policy T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 14 The development hereby permitted shall be carried out in accordance with the following infrastructure maintenance and management details:

- ARC-64A Proposed Positions
- 217-013-D01-C11
- 217-013-R03-C5
- 217-013-R03-R04-C7
- 217-013-R05-C6
- 217-013-R06-C2
- 217-013-R11-C3

Reason: In the interest of visual amenities and to prevent nuisance arising in accordance with the requirements of Core Strategy Policies G9 and P3 and the National Planning Policy Framework.

- 16 The development hereby permitted shall be carried out in accordance with the SLR Biodiversity Mitigation Plan ref: 415.03044.00045

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with Core Strategy Policy G7 and the National Planning Policy Framework.

- 17 The development hereby permitted shall be carried out in accordance with the landscaping Plans ref: LSD 403-01 and 02. The approved scheme shall be retained as such thereafter.

Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to achieve a satisfactory level of landscaping and provision of adequate off-road parking facilities for the dwellinghouse in the interests of visual amenity and highway safety in accordance with the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 18 The development hereby permitted shall be carried out in accordance with the Planning Layout ref: 394/2H and the Estate Plan and Overall Conveyance plan ref:2065/C1 Rev I. The approved scheme shall be retained as such thereafter.

Reason: In order to ensure that there are sufficient links from the development to existing areas of open space in order to satisfy the requirements of policy C6 and G6 of the Core Strategy and the Provision of Recreational Open Space in New Housing SPD.