



Enquires@hadas-architectural.co.uk

0161 870 2306

CONDITION DISCHARGE SUPPORTING DOCUMENT

Description: Erection of 5 no. dwellinghouses with associated landscaping and car parking following demolition of existing garages

Application no. 24/00959/FUL

*Location: Land Adjacent to Rochdale Road at Hillbank Street and Church Avenue,
Middleton M24 2RB*

Condition Discharge Sheet

The following supporting document has been produced to accompany the drawings associated with gaining condition discharge approval for the above-mentioned site. All elements have been designed and selected to respect the surrounding environment whilst ensure a high-quality design in line with Oldham and Rochdale's councils Urban Design Guide.

Condition No 3

Prior to the commencement of development, samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plans) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and retained as approved thereafter. For the avoidance of doubt, these details should relate to windows, doors, roof slates and elevation materials.

Please refer to material schedule 2501-Material Schedule and 2501 Material Sample report which provides specifications and example of materials in relation to all externally presented elements. Materials are sympathetic to its sensitive area and its surrounding dwellings providing a high standard dwelling whilst blending into the street scene.

Condition No 5

Prior to the commencement of any development, full details of the alignment, height and appearance of all boundary treatments (fences and walls) to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plans) shall be submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be occupied before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Please refer to the below drawings which demonstrate a 1800mm high timber 'feather board' fence.

Drawing Numbers:

2501-501 Church Avenue Fence Plan
2501-502 Hillbank Street Fence Plan
2501-503 Typical Fence Details

Condition No 6

Prior to the commencement of development, full details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and shall be completed in all respects before the final completion of the development and thereafter retained.

Please refer to the below drawings which demonstrate the location, appearance and material of associated elements in regard to hard landscaping for both Church Avenue and Hillbank Street.

Drawing Numbers:

2501-504 Church Avenue Hard Landscaping Material plan
2501-505 Hillbank Street Hard Landscaping Material plan

Condition No 13

Prior to any earthworks or vegetation clearance, a method statement detailing eradication or avoidance measures for invasive species such as Himalayan balsam should be supplied to and agreed in writing to the Local Planning Authority. This statement should include a management plan to avoid the spread of these and include an updated distribution map of the site. The agreed method statement shall be adhered to and implemented in full.

Please refer to Japanese Knotweed Experts report (reference JKE13601) which includes a risk assessment and management plan to remove the identified invasive species.