

**TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 THE
TOWN AND COUNTRY PLANNING (FEES FOR APPLICATIONS AND DEEMED
APPLICATIONS) REGULATIONS 1989 REGULATION 1(2) (A) (B) AS AMENDED**

Approval of details reserved by condition

APPLICATION REFERENCE: 25/00909/DOC

Applicant Mr Cristian Vrajitorui 83 Fielding Street Middleton Rochdale M24 6BG	Agent Mr Alan Davies(Northern Design (Oldham)) 17 Station Lane Grotton Oldham OL4 5QY
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Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 4 (drainage), 5 (material samples), 6 (soft landscaping) and 7 (biodiversity enhancements) on planning permission 24/00125/FUL

Location: 83 Fielding Street Middleton M24 6BG

Valid On: 2 September 2025

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:

Condition(s) (4)

- 4 Prior to the commencement of development, 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 schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

(v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

Reason for pre-commencement condition: 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.

Officer Response: The condition is not discharged. The wording of the condition requires a submission to be made to the Local Planning Authority prior to the commencement of development. Given that development was carried out prior to the submission being made, the wording of the condition cannot be complied with. The wording of the condition will need to be varied in order to be complied with.

- 5 No above ground works shall commence until samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plans) have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken 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.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage and to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

Officer Response: The condition is not discharged. The wording of the condition requires a submission to be made to the Local Planning Authority prior to any above ground works taking place. Given that development was carried out above ground prior to the submission being made, the wording

of the condition cannot be complied with. The wording of the condition will need to be varied in order to be complied with.

- 6 No above ground works shall commence until a detailed soft landscaping scheme and full landscaping specification has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall indicate the types and numbers of trees, plants and shrubs to be planted, their distribution and arrangement on the site and those areas to be seeded.

All proposed planting shall be carried out in accordance with the approved details within the first planting and seeding seasons following the completion of the development. Any trees, plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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 Policy G7 of the adopted Rochdale Core, Policies JP-P1 and JP-G2 of the Places for Everyone Plan and the NPPF.

Officer Response: The condition is not discharged. The wording of the condition requires a submission to be made to the Local Planning Authority prior to any above ground works taking place. Given that development was carried out above ground prior to the submission being made, the wording of the condition cannot be complied with. The wording of the condition will need to be varied in order to be complied with.

- 7 No part of the development hereby permitted shall be occupied until a scheme of biodiversity enhancements has been submitted to and approved in writing by the Local Planning Authority. Such measure shall include, but not be limited to, the provision of bird boxes and bat boxes to be integrated to the fabric of the building hereby approved. The duly approved scheme shall be implemented in full prior to final occupation of the phase of development to which the measures relate and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Officer Response: The condition is not discharged because the proposed biodiversity enhancements submitted cannot be carried out as the approved development has not been carried out in accordance with the approved plans. The wording of the condition will need to be varied in order to be complied with.

Date of Decision: 22/01/2026
Melanie Hale
Head of Planning