

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Approval of details reserved by condition - Approve**

APPLICATION REFERENCE: 25/00857/DOC

Applicant Mr M Shikhshabevok C/O RDK Construction BL8 LTD 366 Holcombe Rd, Greenmount Bury BL8 4DS Uk	Agent Mr Matthew Cust(MAHE) 10 Churchbank STALYBRIDGE SK15 2QJ
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Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 3 (Materials), 4 (Car Parking), 5 (Drainage Strategy), 7 (Boundary Treatment/Hedgehog Passage) and 8 (Biodiversity Enhancements) and 9 (PRA) of planning permission 24/00860/FUL

Location: Land Adjacent To 1 Lister Road, Middleton M24 4RB

Valid On: 19 August 2025

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

Condition(s) (6)

- 3 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 building(s) 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.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy, policies JP-G9 and JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: Condition 3 is fully discharged.

The materials detailed on the following document are accepted:

- **Discharge of Planning Conditions Supporting Statement**

Only the approved materials shall be used in the construction of the development in order to comply with the requirements of the condition.

- 4 Prior to the first occupation of the development hereby approved, the car parking spaces (hardstanding) shall be provided within the site boundary as shown on the approved drawing 840-03 revision C (Proposed Sketch Layout). The parking spaces shall be surfaced in a solid bound permeable material (i.e. not loose chippings) and made available for the parking of motor vehicles prior to the development first being brought into use.

Reason: To ensure adequate car parking arrangements in accordance with policy DM1 of the adopted Rochdale Core Strategy.

Decision: Condition 4 does not require the submission of details for formal approval by the Local Planning Authority. It is a compliance-only condition requiring installation of the approved boundary treatment prior to first occupation. As such, the condition is not capable of being discharged under this application. The applicant remains responsible for complying with the requirements of the condition at the relevant stage of development.

- 5 No development shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework. Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

Decision: The following reports and plans are accepted:

- **LR/M/L/100-01 rev C (Proposed Site Layout)**
- **LR/M/L/100-02 rev C (Proposed Drainage Strategy)**
- **LR/M/L/100-03 rev C (Proposed Drainage Construction Details)**
- **LR/M/L/100-04 rev C (Proposed Part 1 Public Manhole Sewer Connection Details)**
- **Storm Sewer Design Network Model Details dated 17.11.2025**

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 7 Prior to the first occupation of the development hereby approved, the boundary treatment as shown on drawing 840-03 revision C and drawing 840-08 shall be installed and completed in accordance with the approved details. The fencing shall include a hedgehog passage to the south and west sides, in accordance with the recommendations of the submitted Extended Preliminary Ecological Assessment V2 updated 05.11.2024, received 12.11.2024.

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 P3, DM1 and G7 of the adopted Rochdale Core Strategy, policies JP-G1, JP-G8 and JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: Condition 7 does not require the submission of details for formal approval by the Local Planning Authority. It is a compliance-only condition requiring installation of the approved boundary treatment prior to first occupation. As such, the condition is not capable of being discharged under this application. The applicant remains responsible for complying with the requirements of the condition at the relevant stage of development.

- 8 No above ground works shall take place until a scheme of biodiversity enhancements for the site including the specification and location of not less than one integrated swift brick to be constructed to the north facing wall, has been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby approved shall be occupied until such time as the duly approved biodiversity enhancement measures have been installed in accordance with the duly approved detail.

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 Places for Everyone Joint Development Plan and the National Planning Policy Framework

Decision: The following drawings are accepted:

- **840-bn08 (Proposed Boundary Treatments)**
- **840-br13 (Proposed Biodiversity enhancements)**

The approved measures shall be implemented prior to the first occupation of the dwelling in order to comply with the requirements of the condition.

- 9 Prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential

contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment. Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority. In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority

Reason: To ensure any unacceptable risks posed by contamination are appropriately addressed and the site is suitable for its proposed use in accordance with paragraph 189 of the National Planning Policy Framework.

Decision: The following submitted information is sufficient to satisfy the pre-commencement requirements of condition 9.

- **Demeter Environmental Phase I Desk Study Report for Land Adjacent to 1 Lister Road, Middleton, M24 4RB report ref 25-07-02, and:**
- **Engineering Structural Design drawing “Proposed Site Layout”, reference number LR/M/L/100-01 Rev. A.**
- **Demeter Environmental Phase IIIA Implementation Plan for Land Adjacent to 1 Lister Road, Middleton, M24 4RB, Report Reference 25-10-07 Revision 0**

The development shall be carried out in accordance with the remediation measures described within the approved documents.

Prior to the first occupation of any dwelling, a further submission will be required to provide a verification report to confirm the implementation of the approved measures in order to comply with the requirements of the condition.

Date of Decision: 27/01/2026

Melanie Hale
Head of Planning