

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

APPLICATION REFERENCE: 25/00176/DOC

Applicant Mr Jeremy Broadbent (Clive Rainford Homes) Gatehead Business Park, Unit 1, Ground Floor, Block B Delph New Road Delph Oldham OL3 5DE	Agent Paul Clark (CJ Partnership) Blue Pit Mill Queensway Castleton Rochdale OL11 2PG
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Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 12 (landscaping), 13 (biodiversity enhancements), 14 (external lighting), 15 (parking spaces), 17 (drainage scheme), 19 (coal mining declaration) and 20 (contamination) on planning permission 21/00282/FUL

Location: Land Off Chestnut Way, Littleborough

Valid On: 21 February 2025

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

Condition(s) (7)

- 12 Notwithstanding the details shown on the approved plans, the buildings hereby approved 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. For the avoidance of doubt, the details shall be in accordance with Biodiversity Enhancement and Management Plan, prepared by Verity Webster and dated May 2022. The details shall include the formation of any banks, terraces, retaining structures 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, a scheme for the timing / phasing of implementation works and the provision of bird nesting and bat roosting opportunities. 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. 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 10 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 to secure biodiversity mitigation in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

No information has been submitted to satisfy the requirements of this condition.

- 13 The biodiversity enhancements identified in sections 2.3, 2.4 and 2.5 of the submitted Biodiversity Enhancement and Management Plan, prepared by Verity Webster and dated May 2022 shall be fully installed prior to first occupation of development and retained thereafter. Reason: To ensure that the development would provide suitable species habitat mitigation and to accord with policy G7 of the Rochdale Core Strategy and policy in the National Planning Policy Framework.

The supporting information identifies your intention to comply with the requirements of this condition. There is no requirement to submit details to discharge this condition. Nonetheless, if you would like confirmation that you have complied with its requirements, information will be required to evidence that the enhancements set out in sections 2.3, 2.4 and 2.5 of the submitted Biodiversity Enhancement and Management Plan, prepared by Verity Webster have been installed.

- 14 No external lighting shall be installed unless and until a detailed lighting scheme for any external lighting to be installed within all highways, footpaths, open spaces and on the building, has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the position and height and means of lighting to be affixed on the building or site and its luminance, angle of installation and any hoods to be fixed to the lights. Only lighting as approved shall be installed on the site in accordance with the terms of any such approval. Reason: To avoid disturbance to protected species and in the interests of residential amenity and general amenity in accordance with policies P1, P3, G7, G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

You have indicated that a document has been submitted that identifies the location of lampposts at the development. However, there is no plan provided with the application that clearly identifies where the lampposts would be sited. Please ensure that a clearly marked plan is submitted.

Additionally, an un-referenced photograph identifying a dark grey coloured, downlight, lamppost top has been provided. Whilst the design of this appears to be acceptable, no details about its scale, including height, or luminance have been provided. Additional information is required in order to consider the acceptability of the proposed lampposts.

Additionally, affixed to the front elevation of each dwelling will be black, up/down lights. As identified on the Knightsbridge datasheet - product spec

WALL2LBK - IP65 35W GU10 Aluminium Black Powder-coated Up/Down Wall Light. This product and its siting is considered to be acceptable.

- 15 The parking spaces as identified on drawing no. 14 Rev A (Proposed Site Plan) shall be provided and made available for the parking of vehicles prior to first occupation of the development. The parking spaces shall thereafter be retained for the parking of vehicles. Reason: In the interests of highway safety and to ensure sufficient car parking is made available and in accordance with policy T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

There is no requirement to submit details to discharge condition 15. Nonetheless, if you would like confirmation that the requirements of the condition have been satisfied, information to evidence that the parking spaces have been provided, in accordance with drawing no. 14 Rev A (Proposed Site Plan) will be required.

- 17 No development shall take place until a scheme for the discharge 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 the site shall be developed with separate drainage for foul and surface water and the surface water drainage scheme shall: (i) Be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. (ii) In the event of surface water drainage to the public surface water sewer, include evidence of United Utilities acceptance of the connection of attenuated surface water drainage to the public sewer on Chestnut Way and have a pass forward flow rate restricted to 5 l/s. (iii) Include an accurate plan of existing drainage infrastructure on the site and additional proposed drainage infrastructure. (iv) Have a restricted rate of discharge to public sewer agreed with the local planning authority (because infiltration has been discounted by the investigations); the rate should be 5 l/s unless the Starring Road flow control has been installed in which case a higher value of 6.5 l/s may be appropriate. (v) Include the background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design. (vi) Include levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD. (vii) Include construction details for permeable paving including sub-base details, if this type of paving forms part of the sustainable drainage system. The driveway permeable paving shall use angular gravel between driveway paving blocks, which shall be specifically manufactured and supplied for 'permeable driveways'. (viii) An explanation of how the surface water scheme will be maintained and managed after completion and confirmation of whether it is to be managed by a maintenance company. No dwelling shall be occupied until a verification report documenting the installation of the drainage for that plot, to include photographic evidence, in accordance with the approved scheme has been submitted to and approved in writing by the local planning authority. The verification report for the final dwelling to be occupied shall include evidence of any out of plot drainage installations. The foul and surface water drainage shall thereafter be maintained in accordance with

the approved scheme and retained as such thereafter. Reason: To prevent increased risk of flooding and to ensure satisfactory disposal of foul and surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework. Reason for pre-commencement condition: Drainage infrastructure will need to be implemented before above ground works take place and a scheme therefore needs to be agreed at the time of commencement.

A Drainage Scheme has previously been approved under application 23/00666/DOC. However, a verification report, as per the requirements of the condition, are still required. The supporting document submitted February 2025, states that a verification report is being finalised by TJB Associates and will be sent imminently. To date, no verification report has been provided and therefore, condition 17 remains only partially discharged.

- 19 The development shall not be occupied until a signed statement or declaration prepared by a suitably competent person that confirms that the site is, or has been made, safe and stable for the approved development is submitted to and approved in writing by the Local Planning Authority. The statement or declaration shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity. Reason: To ensure the site is made safe and stable for the development and to accord with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The supporting document submitted February 2025, states that the statement will be provided by TJB Associates and will be sent imminently. To date, no statement has been provided and therefore the requirements of condition 19 have not been satisfied.

- 20 No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall include: i) a survey of the extent, scale and nature of contamination ii) an assessment of the potential risks to: o human health o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes o adjoining land, o groundwaters and surface waters o ecological systems o archaeological sites and ancient monuments; iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the

buildings hereby approved are first occupied. Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework. Reason for pre-commencement condition: To ensure safe development of the site in the interest of future occupiers, and to prevent pollution of the water environment.

Acceptable Phase 1, Phase 2 and Phase 3 reports were submitted under application 23/00666/DOC. However, a validation/verification report is still required. The supporting document submitted February 2025, states that the verification report is being prepared by TJB Associates and will be sent imminently. To date, no verification has been provided and therefore the condition 20 remains only partially discharged.

Date of Decision: 27/01/2026

Melanie Hale
Head of Planning