

Conditions Discharge Supporting Document (App No:23/01102/FUL)

615 Edenfield Road

Rochdale

OL11 5XE,

Proposal: Proposed demolition of existing taxi booking office and erection of a replacement two storey building comprising of two retail units at ground floor and two 2no. bed self-contained flats on the first and second floors.

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This Supporting Document is submitted by Building Design Services to Rochdale Borough Council on behalf of the applicant to discharge conditions attached to planning application referenced 23/01102/FUL. Planning permission was approved on 12th June 2025 and consented for the “Proposed demolition of existing taxi booking office and erection of a replacement two storey building comprising of two retail units at ground floor and two 2no. bed self-contained flats on the first and second floors”.

This application seeks consent for the discharge of the following conditions;

3. Site investigation
4. Materials
5. Windows/Doors/reveals
6. Shopfront design details
7. Hard and Soft Landscaping
8. Bin Storage
9. Boundary Treatment
10. Ground Levels/ Floor Levels

The applicant would like to work with the Council in order to secure approval for the proposed use.

I trust everything is in order and that the application can be progressed without delay. If you have any queries, please do not hesitate to contact me.

DETAILS

Condition 3 – Site Investigation

A separate report conducted by an environmental specialist has been submitted as part of this application to discharge this condition.

Condition 4 – Materials

No above ground works shall take place until such time as a detailed specification and/or samples of materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the duly approved details thereafter.

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

Walls



Ibstock heritage red blend stock facing bricks – see elevations plans.

Roof

Brazilian roof slates to match slates used on surrounding buildings.

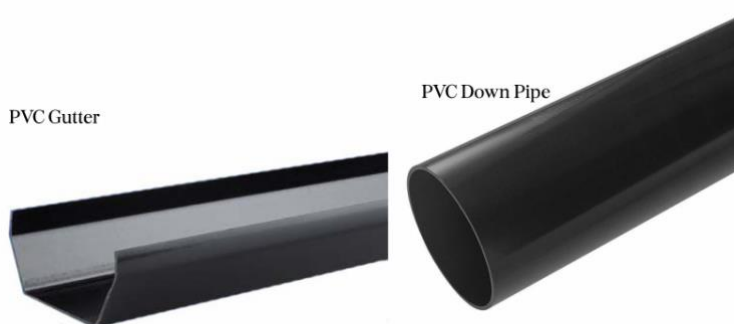


The Brazilian Grey/Green roofing slates are a certified A1-S1-T1 product that present a smooth surface, fettled edge and uniformity in thickness, resulting in an easy to work with slate at an extremely competitive price.

Dimensions – 500 × 250

Guttering and Soffits

Black coloured guttering and down pipes.



Condition 5 – Windows, Doors, and Rooflights

No above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the

development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

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

Detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development have been provided as part of this proposal.



Casement aluminium windows to first floor front and rear – anthracite colour.

Heads and cills

140mm tall Stone Lintels / Heads



Plain Header Dimensions



VELUX Heritage Conservation Roof Window, aluminium – anthracite. To front and rear roofslopes.



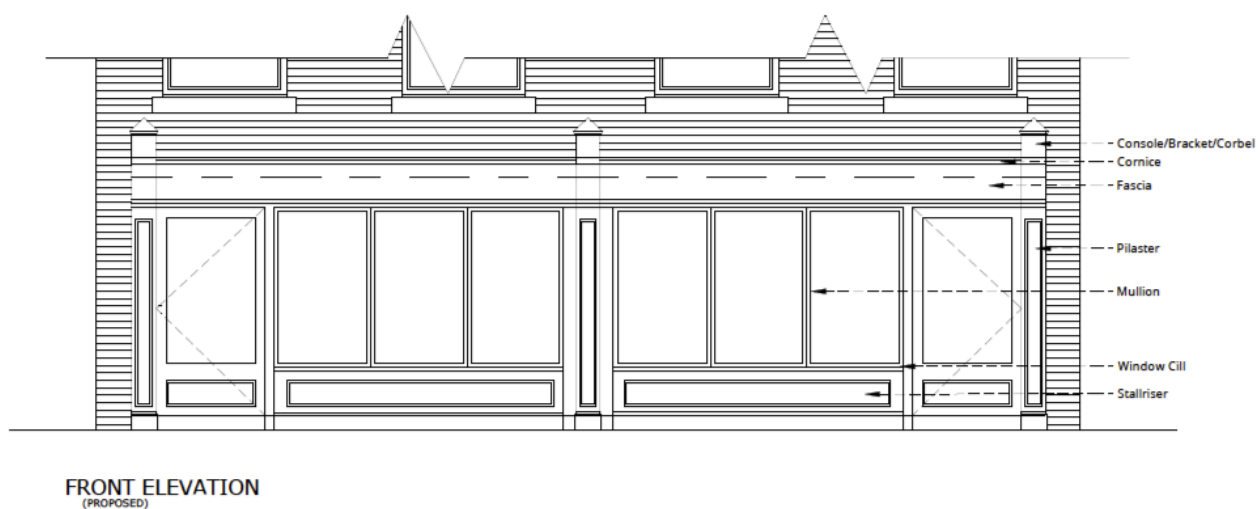
Aluminium single door to side and rear – anthracite.

6. Shopfront design

Notwithstanding any details hereby approved and the requirements of condition 2, no above ground works shall take place until large scale details at a minimum scale of 1:50 have first been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this shall include but is not limited to, details of pilasters, stallrisers, fascias, cornices, corbelling, details of windows including glazing, transoms, mullions, cills, details of doors including details of any glazing and metalwork and details of materials including the condition of any remaining historic fabric, and the size, type, texture and colour treatment of any new works proposed. The works shall be carried out in complete accordance with the approved details thereafter.

The development shall be carried out in complete accordance with the approved details and made available for use prior to the first occupation of any part of the approved development.

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



Above: Plans submitted provide details of the shopfront. The shopfront including window frames and stallrisers to be of timber material. **Below:** similar design shopfront along Edenfield Road. Door design to be same and of timber material.



RAL 1019
Grey beige

Proposed colour of shopfront.

7. Hard and soft Landscaping

Notwithstanding the details shown on the approved plans, no development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities) and a scheme for the timing / phasing of implementation works.

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 5 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 in accordance with Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Hard surface materials

See 'site plan' submitted as part of submission:

Tarmac surfacing:



Cross-section diagram showing four horizontal layers: a black asphalt top layer, ideal for the best tarmac for driveways, a finer grey layer beneath, followed by mixed gravel, and a compacted brown soil base at the bottom.

Aco drain as shown on site plan:



Permeable paving

Permeable red brick paving provides a sustainable, flood-reducing solution for driveways and patios, allowing rainwater to drain directly into the ground through specialized joints.



60mm Permeable Block Paving – Charcoal

Proposed Landscaping

Grass to rear amenity space proposed seed Mix - Sow seeds at 50grams per sqm.

Proposed planting

The below provides a detailed landscaping specification, planting schedule, and implementation plan.

This design aims for a balanced, low-maintenance, year-round interest, and wildlife-friendly planting scheme, using roughly 3-4 plants per m² for perennials and shrubs, and 5-7 per m² for smaller plants.

Total Estimated Plants: 35–45

- **Planting Style:** Plant in staggered rows or organic groups of 3, 5, or 7.
- **Placement:** Place taller shrubs at the back/center and smaller perennials toward the edge.
- **Planting Detail:** Ensure the top of the root ball is level with the surrounding soil surface.

Plant Type 	Species	Quantity	Size (Pot)	Density/Spacing
Shrub (Evergreen)	<i>Photinia 'Red Robin'</i> or <i>Hebe</i>	3	5-7 Litre	1 per 1-2 m ² (Structure)
Shrub (Flowering)	<i>Hydrangea macrophylla</i> (Shade) or <i>Lavender</i> (Sun)	4	3 Litre	1 per m ² (Mid-height)
Perennials (Structure)	<i>Verbena bonariensis</i>	5	2 Litre	3-4 per m ² (Height/Airy)
Perennials (Colour)	<i>Hardy Geranium 'Rozanne'</i>	6	2 Litre	3 per m ² (Ground Cover)
Ornamental Grass	<i>Stipa tenuissima</i>	5	2 Litre	4 per m ² (Texture)
Ground Cover/Filler	<i>Heuchera</i> (various colours)	10	1-2 Litre	5-7 per m ² (Foliage)
Bulbs (Spring)	<i>Alliums</i> (mixed)	10-15	Bulbs	Scattered/Grouped

- **Initial Planting (Late September–November)**
 - **Best Time:** Planting in autumn allows roots to establish before summer.
 - Plant shrubs and larger perennials.
 - Water thoroughly.
- **Phase 2: Final Planting & Mulching (October–November)**
 - Plant bulbs and smaller perennials.
 - Apply a 50mm layer of bark mulch to all exposed soil.
 - Water again if the soil is dry.
- **Phase 3: Aftercare (Year 1 - 5)**
 - Water weekly during dry periods in the first 12 months.
 - Weed regularly during the growing season (April–September).
 - Replace any failed plants in the first available planting season (winter).

Maintenance Schedule

- **Spring:** Cut back perennials and grasses, apply a general-purpose fertilizer.
- **Summer:** Weed, water, and deadhead flowering plants to encourage more blooms.
- **Autumn/Winter:** Prune shrubs to maintain size (max height 2m), remove fallen leaves, and plant new bulbs if required.

8. Bin Storage

The development hereby approved shall not be brought into use until such time as details for the design of refuse/recycling bin store has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the approved development first being brought into use. The approved refuse and recycling scheme shall be retained as constructed for its intended use thereafter.

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



Commercial Euro and residential Bin stores x 4. Crafted from pressure-treated redwood timber that promises both durability and elegance. This high-quality timber bin store is a practical solution for waste management needs. Manufactured in the UK, the Commercial Euro Bin store unit features unique cladding design with double doors at the front, complemented by vertical cladding at the back. Fitted with heavy-duty galvanised hinges and handles, ensuring easy access and longevity.

- Dimensions Ext: 1475 / 1640 / 1545 mm (H/W/D) Int: 1475 / 1500 / 1400 mm (H/W/D)

9. Boundary Treatment

Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority. Any structures shall be installed in accordance with the approved details prior to the first occupation of the approved development and retained thereafter.

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

All existing boundaries around the site are to be retained, no new boundary treatment is required as part of this development.

10. Ground Levels/ Floor Levels

The development shall not be occupied until finished floor and external ground levels across the site relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and retained as such thereafter.

Reason: In the interest of ensuring a satisfactory appearance and in the interest of amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework

The submitted plans show the ground levels and finished floor levels.