ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
Paul Moore BA (Hons) Dip URP MRTPI
Head of Planning Services

Mr Paul Merrington
Boarshurst Building Contractors
Higginshaw Lane
Heyside
Royton
Oldham
OL2 6HW

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: mubeen.patel@rochdale.gov.uk
Our ref: 20/01464/DOC
Enquiries to: Mubeen Patel
Direct Line: (01706) 924346
Date: 8 February 2021

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**20/01464/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3 (materials), 8 (CEMP), 9 (Bird/Bat Boxes), 11 (re-use of stone flags) and 14 (boundaries) on planning permission 20/00238/FUL**
Location:	**Land Adj To Craven Heifer, Broad Lane, Rochdale, OL16 4PG**

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

Conditions and Reasons:

3 Notwithstanding any description of materials in the application no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the dwellings have first been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt natural slate shall be used for the roof coverings rather than roofing tile. The development shall be carried out in accordance with the approved details prior to the occupation of each dwelling.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Officer response - Stone details have been provided which demonstrate that the proposal seeks to utilise Fletcher Bank sandstone sourced from the Fletcher Bank Quarry in Lancashire. This material is considered appropriate. The proposed slate is "Estillo 9 Blue Grey", a Spanish slate readily used throughout the UK. Brick is proposed to be a 65mm Lindhum cottage blend. The details provided are acceptable.

The information now satisfies the requirements of this condition.

8 No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) to include the following has been submitted to, and approved in writing by the Local Planning Authority:

a) Risk assessment of potentially damaging construction activities.
b) Identification of "biodiversity protection zones".

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
d) The location and timing of sensitive works to avoid harm to biodiversity features.
e) The times during construction when specialist ecologists need to be present on site to oversee works.
f) Responsible persons and lines of communication.
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CEMP during the construction period.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment including Sudden Brook during the construction phase in accordance with Policies DM1, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment.

Officer response - The 'CEMP (dated November 2020)' submitted as part of this application is acceptable. This condition is therefore satisfied. The development shall not be carried out otherwise than in accordance with the approved CEMP during the construction period.

9 No development shall take place until a scheme to provide a minimum of six bird nesting boxes on retained trees and on structures, and the provision for a minimum of six bat roosting boxes (bat boxes and integral features for bats in new structures) has been submitted to and approved in writing by the Local Planning Authority. The boxes and features so approved shall be installed before the commencement of development at each site and shall be retained thereafter.

Reason: In order to ensure biodiversity enhancements as part of the development in accordance with the requirements of policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer response - The 'Bird and Bat Box Scheme' submitted as part of this application is acceptable. This condition is therefore satisfied. The boxes and features so approved shall be installed before the commencement of development at each site and shall be retained thereafter.

11 Details of the method of storage and proposed re-use of the stone flags positioned adjacent to Broad Lane along the front of the site shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The Storage/re-use of the stone flags shall occur in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect special historic features and to make good use of these features in accordance with Policies DM1 and P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer response - Details have been provided within the Method Statement submitted which demonstrate that these elements will be surveyed and recorded in situ before

being removed, stored and reused in the eastern boundary. The information provided is satisfactory and sufficient to satisfy this condition.

14 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until details of the siting, design and materials to be used in the construction of walls or fences for boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority. To clarify, boundary fences should be ecologically permeable with gaps below gravel boards/at ends of concrete footings to allow passage of small mammals such as hedgehog. The approved boundary treatments shall be erected before each dwelling hereby approved is first occupied.

Reason: In the interests of amenity and biodiversity and in compliance with Policies P3, G7 and DM1 of the adopted Rochdale Core Strategy of the Rochdale Unitary Development Plan and the requirements of the National Planning Policy Framework.

Officer response - The boundary treatment plan '743-19-12 Rev A' has been provided which details the timber fencing 1.8m high with a mammal passage. Walls with railings will be 600mm and 450mm brick with 450mm wrought iron fencing on top. The information provided is now considered to be sufficient to satisfy the requirements of this condition.

Yours faithfully,



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Signed on behalf of the Council