ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Our ref: 20/01423/DOC
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Date: 9 March 2021

Mr Neil Walker
Russell Homes Ltd
13 West Point Enterprise Park
Clarence Avenue
Trafford Park
Manchester
M17 1QS

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**20/01423/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 12 (Design Code Framework) of planning permission 16/01399/HYBR**
Location:	**Land Bounded By Pilsworth Road And Hareshill Road, South Heywood, ,**

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

Conditions and Reasons:

12 Prior to the submission of any reserved matters application, a phase related Design Code Framework for the whole of the development shall be submitted to and approved in writing by the local planning authority. The submitted Design Code shall accord with the submitted Addendum to Design and Access Statement, reference Document: 4846 GRA South Heywood DAS Addendum, dated August 2017 and shall include the following details for each phase:

a) a full and detailed design analysis of the surrounding built form and its key characteristics;
b) a design approach which reflects and builds on these identified characteristics;

c) approximate housing numbers, mix and density, identifying development blocks with an indication of building heights;
d) the location of landmark buildings and key frontages;
e) the approximate location, number and mix of affordable housing units;
f) off-street parking arrangements;
g) landscape treatments;
h) areas of public open space, totalling 13.5 ha in area, indicating their function, facilities to be provided and their location;
i) access and circulation including footpaths and cycleways.

Each application for approval reserved matters shall be accompanied by a Design Code Statement outlining how the development of that phase accords with the Design Code Framework for the whole of the development site.

Reason: To ensure a high quality comprehensive design and the proper planning of the area.

Reason for pre-commencement condition: To ensure satisfactory details for that phase or plot appropriate to a development of this significance.

Officer Comment: The submitted document 'Site Wide Design Framework' (v26 February 2021) is hereby approved. Please note that whilst the Authority does not support the inclusion of all housetype precedent images within the Urban Design Principles section, on consideration of the report as a whole, the wider objective of a varied approach to distinctiveness and quality is supported. The authority continues to encourage early pre-application engagement for any residential reserved matters to be brought forward in order to agree upon housetypes that will meet the vision of the Design Framework.In order to comply with the condition in full, each reserved matters application for residential development will be accompanied by a Design Code Statement demonstrating that phase's accordance with the hereby approved Design Code Framework.

Yours faithfully,



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Signed on behalf of the Council