ROCHDALE BOROUGH COUNCIL

**ECONOMY DIRECTORATE**

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

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

Telephone: 0300 303 8873
Email: rachel.carney@rochdale.gov.uk
Our ref: 18/01363/DOC
Enquiries to: Rachel Carney
Direct Line: (01706) 924342
Date: 18 February 2019

Mr Adrian P Bolton
Bolton Marshall
Victoria Buildings
9-13 Silver St
Bury
BL9 0EU
Gtr Manchester

Dear Sir/Madam,

**DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION**

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|---|---|
| **Application No:** | **18/01363/DOC** |
| **Application Type:** | **Approval of detail reserved by condition** |
| **Proposal:** | **Submission of details to comply with conditions 3, 4, 5, 6, 8 and 9 of planning permission 17/00965/FUL** |
| **Location:** | **Mccormick Europe Ltd , Whitelees Road, Littleborough, OL15 8BZ** |

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 the details shown on the approved plan, the car park hereby approved shall not be used for the parking of vehicles until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include;

- o Proposals to retain screen planting wherever possible
- o Planting plans for new trees and shrubs
- o Written specifications (including cultivation and other operations associated with tree and grass establishment)
- o Schedules of any plants to be introduced, noting species, planting sizes and proposed numbers / densities where appropriate
- o Implementation timetables.

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.

The landscaping works identified on drawing no. E01 P5 and in the submitted Tree Installation Quote by miter (ref: NS13610194) are acceptable. Subject to the development being undertaken

in accordance with these details, condition 3 can be formally discharged.

4 No development, including any clearance of vegetation, shall take place until a Method Statement prepared by a suitably qualified person that shall give details of measures that will be taken to avoid any possible harm to badgers during the construction of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved Method Statement.

Reason: To ensure the protection of any badgers at the site and in accordance with policy G7 of the Core Strategy and policy in the National Planning Policy Framework.

Reason for pre-commencement condition: Badgers are specifically protected under the terms of The Protection of Badgers Act 1992. Any works to the site may result in a disturbance to habitat.

The submitted report - Badger: Precautionary Mitigation Measures, prepared by Contractecology, dated Nov 2018 is acceptable. Subject to the mitigation measures in the report being implemented in full, condition 4 can be formally disharged.

5 No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

This condition does not require discharging unless trees and shrubs are proposed for removal during the bird nexting period. The application confirms that there are no proposals to carry out development between the months of March and August.

6 No development shall take place (including demolition, ground works, vegetation clearance) until a scheme of works, which shall include a detailed method statement, for the control and disposal of the invasive plant species and Japanese Knotweed, within the site, has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme of works and method statement shall be implemented in full throughout the course of the development.

Reason: To secure the satisfactory disposal of this invasive species of plant, which under the terms of the Wildlife & Countryside Act 1981, as amended, it is an offence to be caused to spread in the wild, in accordance with the general principles of Policy G6 of the adopted Rochdale Core Strategy.

The method statement submitted, entitled 'Proposal for the shredding & removal and supply & application of a total herbicide for the control of Japanese Knotweed at McCormick, Rochdale' is acceptable. Subject to the Japanese Knotweed being removed in full accordance with this document, condition 6 can be formally discharged.

8 Notwithstanding the approved plans, no external lighting shall be installed unless until a detailed lighting scheme that includes the position and height of lighting, its luminance, angle of installation and any hoods to be fixed to the lights. The lighting shall be installed in accordance with the terms of any such approval.

Reason: In the interests of residential amenity, general amenity and biodiversity, in accordance with policies P3, G7, G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The submitted light scheme as detailed on the submitted plan by Abacus - drawing ref: LS23587 and the proposed site layout - drawing no. E01 P4 is acceptable. Subject to the development being undertaken in accordance with these details condition 8 can be formally discharged.

9 Notwithstanding the submitted details, no development shall take place until a foul and surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include;
- surface water discharge rate restricted to not more than 5 l/s;
- a site layout plan that shows the connecting surface water main from the new car park is a surface water main and is not connected to any foul drainage. The plan shall identify the United Utilities surface water connection pipe at the site's boundary;
- full details of the hydraulic device that shall control the surface water drainage outlet to 5 l/s;
- details of an audible and visual 'oil high' alarm system that shall be included with the Oil Separator Unit; and
- a calculation or a Microdainage model that shall demonstrate the required attenuation volume associated with the 5 l/s flow control that has been included within the pavement sub-base.

The development shall thereafter be undertaken in accordance with the approved drainage scheme and retained and maintained thereafter.

Reason: To ensure adequate drainage in the interest of flood prevention and to ensure no contamination of surface water drainage in accordance with policy G8 of the Core Strategy and policy in the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

The dainage details submitted on Drawing no. E01 P5 and the drainage calculations by WML Consulting Ltd are acceptable and subject to the development being undertaken in accordance with these details,. condition 9 can be formally discharged.

Yours faithfully,



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Signed on behalf of the Council