



PLANNING AND DEVELOPMENT

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Mr Andrew Thornton
Seddon Construction Ltd
Plodder Lane
Edge Fold
Bolton
BL40NN

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01397/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 6 (invasive species), 17 (parking areas) and 21 (sustainable drainage) on planning permission 20/01429/FUL
Location:	Land At Nixon Street Rochdale , Nixon Street, Rochdale, OL11 3JN

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

Conditions and Reasons:

- 6 *No development (including any site clearance or preparation works) shall take place until a method statement for removal/control of any invasive plant species, including Japanese Knotweed, within the site has first been submitted to and approved in writing by the Local Planning Authority. The method statement shall include measures to prevent the spread of invasive species during any operations (e.g. strimming, soil movement or land remodelling works) and to ensure that any soils brought to the site are free of the seeds, root or stem of any invasive plant, and a timetable for its implementation and shall include a Method Statement, to include as a minimum:*
- Detailed mapping of the distribution of the plant across the site.
 - Suitable signage and protection from vehicle tracking and/or earth moving. This is usually 7m from above growing parts of the plant
 - Treatment programme
 - Biosecurity protocols for machinery and soil handling and storage
 - Monitoring and retreatment programme for minimum of 5 years post site clearance

The development shall thereafter be carried out in strict accordance with the details and timescale contained within the duly approved method statement.

Reason: To ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread, and in accordance with the provisions of Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The submitted invasive species Method Statement is acceptable and approved. For the avoidance of doubt, the approved details are:

- Japanese Knotweed Management Plan by Complete Weed Control
- Japanese Knotweed – Contractor's Requirements

- 17 *No part of the development shall be occupied until a detailed specification for the design and construction of the associated parking areas, including detail of the surface water drainage strategy and surfacing materials, has been submitted to and approved in writing by the Local Planning Authority. The parking areas shown on the approved plans shall be constructed in accordance with the approved details before the associated development is first occupied, and shall be retained thereafter for their intended purpose.*

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of highway safety and the free flow of traffic and to ensure the suitable disposal of surface water in order to comply with the requirements of policies T2, DM1 and G8 of the adopted Rochdale Core Strategy, saved policies EM/7 and EM/8 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 21 *No dwelling shall be occupied until a sustainable drainage management and maintenance plan for the lifetime of the development has been submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:*
- a) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
 - b) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with adopted Core Strategy Policy G8, saved Unitary Development Plan Policies EM/7 and EM/8, and the National Planning Policy Framework.

In regard to conditions 17 and 21, the specification for the design and construction of the parking areas, and the sustainable drainage management and maintenance plan, are acceptable and approved. For the avoidance of doubt, the approved details are as indicated on the following drawings:

- Drainage Layout As Built drg 20066/C2001/X01 dated 01.02.2023 by Edge Consulting.
- Construction Details drg 20066-XX-XX-DR-C-3201/C04 dated 15.12.2023 by Edge Consulting
- Overflow Pond Details drg 20066-XX-XX-DR-C-3201/C01 dated 29.01.2024 by Edge Consulting
- Drainage Maintenance Plan (P04) doc ref 20066-EDGE-XX-XX-RP-C-0002 by Edge Consulting dated 01.02.2024

Yours faithfully,

Melanie Hale
Head of Planning Services