



PLANNING AND DEVELOPMENT

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29 John Dalton Street
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00983/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 10 (samples), 11 (biodiversity enhancements) and 15 (access arrangements) on planning permission 23/00852/PSID
Location:	Land to the west of North of West Starkey Street

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

Conditions and Reasons:

- 10 (a) Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the buildings, including detailed design of windows, doors and reveals at a scale of not less than 1:50, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details prior to the first occupation of the development.

(b) In addition to the information required in Part 'a' of this condition, a maintenance scheme shall be prepared with regards to the upkeep of external materials to be used on external elevations of the school hereby approved. The maintenance scheme shall include details of a cleaning and repair strategy as well as an appropriate review period across the lifetime of the development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: The details of materials set out in the document "External Materials" by Ellis Williams ref. 2718 rev. P02 dated 29.08.2024 insofar as it relates to the materials to be used externally on the approved school building. For the avoidance of doubt, this does not include details of signage (which may be subject to a separate advertisement consent), or any boundary treatments, including those in relation to the approved refuse store.

Only the approved materials shall be used in the construction of the development and the external materials shall be maintained in accordance with the plan "Cleaning and Maintenance Strategy" by Ellis Williams ref. FS0911- EWA- ZZ- ZZ- D- A- 0425 rev. C01 and dated 06/12/23 in order to comply with the requirements of the condition.

- 11 No above ground works shall take place until a scheme of biodiversity enhancements, for the site including, but not limited to (and with reference to Section 4 of the approved 'Biodiversity Metric Report') the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat (including provision of 'Hedgehog Highways') has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall demonstrate a Biodiversity Net Gain and the duly approved scheme shall thereafter be implemented in full prior to first occupation of the school and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of biodiversity enhancements as set out on the plan "Ecology Enhancements" by Ellis Williams ref. FS0911-EWA-ZZ-ZZ-D-A-9010 rev. C01 dated 28.08.2024 is accepted.

The approved scheme shall be implemented in full prior to the first occupation of the approved school and retained thereafter in order to comply with the requirements of the condition.

- 15 No above ground works shall commence until a junction arrangement plan for the entrance to be created from West Starkey Street and details of the internal surface roads are submitted to and approved in writing by the Local Planning Authority and the Local Highway Authority.

Prior to occupation of any part of the development hereby approved, a verification report confirming the implementation of the junction arrangement and surface roads shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory and safe access to the site in the interests of highways safety in accordance with Core Strategy Policy T2 and NPPF.

Decision: The following plans are accepted:

- FS0911-LTP-ZZ-XX-D-H-0016 rev. P1 - Section 278 Agreement;
- FS0911-LTP-ZZ-XX-D-H-0015 rev. P1 - Proposed Road Markings;
- FS0911-LTP-ZZ-XX-D-H-0014 rev. P1 - Standard Details;
- FS0911-LTP-ZZ-XX-D-H-0013 rev. P1 - Pavements and Footways, Kerbs and Paved Areas;
- FS0911-LTP-ZZ-XX-D-H-0012 rev. P1 - Drainage;
- FS0911-LTP-ZZ-XX-D-H-0011 rev. P1 - Site Clearance and Earthworks;
- FS0911-LTP-ZZ-XX-D-H-0010 rev. P1 - Cross Section;
- FS0911-LTP-ZZ-XX-D-H-0009 rev. P1 - Longitudinal Sections; and,
- FS0911-LTP-ZZ-XX-D-H-0008 rev. P1 - Preliminaries and Setting Out Information.

The access shall be installed in accordance with the approved details prior to the first use of the development in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services