



PLANNING AND DEVELOPMENT

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Mr Tom Schofield
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Rational House
32 Winckley Square
Preston
PR1 3JJ

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00110/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 10 (landscaping) and 12 (external lighting) on planning permission 22/01441/PSID
Location:	Rochdale Sixth Form College , College Road, Rochdale, OL12 6HY

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 The development hereby permitted shall not be brought into use until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for the 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 5 years following occupation of the building shall be replaced within the next planting season by trees or shrubs of a 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 in accordance with policy DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

The submitted drawings and plans as part of the landscaping scheme:

External Works Finishes - MLD-XX-XX-DR-L-91001 - S0 P02 - 24/08/23

**External Details – 1 - ROCHDALE SIXTH FORM COLLEGE - LEVEL 5 TERRACE
PLANTING SCHEDULE - MLD-XX-XX-DR-L-95001 - S0 P02- 24/08/23**

External Details – 2 - MLD-XX-XX-DR-L-95002 - S0 P01 - 24/08/23

Soft Landscaping Details - MLD-XX-XX-DR-L-92001 - S0 P02 - 24/08/23

Are acceptable and approved. The development shall be carried out in accordance with the details contained within the hereby approved landscaping and planting scheme.

- 12 Prior to occupation of the building hereby approved, an external lighting design strategy shall be submitted to and approved in writing by the LPA. The strategy shall:

show how and where street lighting will be installed and through appropriate lighting contour plans demonstrated clearly that any additional impacts will not negatively impact on the functionality of the River Roch as wildlife and dark corridor and;
Specify frequency and duration of use.

All external lighting shall be installed in accordance with agreed specifications and locations set out in the strategy.

Reason: In the interest of the natural environment in accordance with Policies G8 of the adopted Core Strategy and the National Planning Policy Framework.

Officer Response:

The submitted documents and plans:

Technical Note: Lighting Plots from the luminaires on the underside of the first floor' – prepared by Rosiben

GROUND FLOOR LEVEL LIGHTING & EMERGENCY LIGHTING LAYOUT - RSFC-RSB-EX-00-DR-E-6300 – dated 27/06/2023 – prepared by Rosiben

GROUND FLOOR LEVEL LIGHTING & EMERGENCY LIGHTING LAYOUT - RSFC-RSB-EX-00-DR-E-6300 – including Notes dated 31/01/2024 – prepared by Rosiben

Are considered acceptable. The development and external lighting design strategy shall be carried out in accordance with the hereby approved documents and plans.

Yours faithfully,

Melanie Hale
Head of Planning Services