ROCHDALE BOROUGH COUNCIL

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Our ref: 20/00992/DOC
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Date: 8 December 2020

Ms Leanne Taylor
Bernard Taylor Partnership Ltd
Elizabeth House
486 Didsbury Road
Heaton Mersey
Stockport
SK4 3BS
England

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**20/00992/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 9 (Affordable Housing Statement), 10 (Materials Schedule), 11 (Biodiversity Enhancements Report), 14 (Hard and Soft Landscaping Plan), 15 (Boundary Treatment Plan) and 16 (Bin Store drawing) of planning permission 19/01275/FUL**
Location:	**Land Off Peel Lane, 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:

9 No above ground works shall take place until a scheme for the provision of Affordable Housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The Affordable Housing shall be provided in accordance with the approved scheme and shall meet the definition of Affordable Housing in Annex 2 of the National Planning Policy Framework. The scheme shall include:
(i) The arrangements for the transfer of the Affordable Housing to an Affordable Housing provider;
(ii) The arrangements to ensure that such provision is Affordable for both first and subsequent occupiers of the Affordable Housing;
(iii) The occupancy criteria to be used for determining the identity of occupiers of the Affordable Housing and the means by which such occupancy criteria shall be enforced.

The Affordable Housing shall be retained in accordance with the approved scheme in perpetuity.

This condition shall not be binding on a mortgagee or chargee (or any receiver including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver) of the whole or any part of the affordable dwellings or any persons or bodies deriving title through such mortgagee or chargee or Receiver, unless the express written prior approval of the Local Planning Authority has first been obtained.

Reason: Significant weight has been given in the determination of this application based on the scheme providing 100% Affordable Housing having regard to the Council's Core Strategy Policies and the National Planning Policy Framework.

Note: This condition has not been discharged through the issuing of this decision notice as further requested details are still required.

10 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 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.

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 materials details as indicated on the submitted elevations drawing labelled 'Condition 10' are approved. To comply with the requirements of the condition, only these materials shall be used on the external surfaces of the development.

11 No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, provision for bird boxes, bat bricks/tubes, wildflower planting and native tree/shrub planting, has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings 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 submitted details of biodiversity enhancements as shown on the following drawings is approved:

- [LM0080]A.1[REV A]BE 'A.1 Biodiversity Enhancements' dated July 2020 by LM Ecology
- 6365.01 Rev. A 'Landscape Proposals' dated July 2020 by TBA Ltd

To comply with the requirements of the condition, the development shall not be carried out otherwise than in strict accordance with these details.

14 (a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works (which shall take account of the measures approved by virtue of condition 11 of this permission) 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 (in particular surfacing materials to parking areas), 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.

(b) 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.

(c) 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 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 in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The submitted landscaping details as shown on drawing ref. 6365.01 Rev. A 'Landscape Proposals' dated July 2020 by TBA Ltd are approved. To comply with the requirements of the condition, the development shall not be carried out otherwise than in strict accordance with these details.

15 No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The submitted details of proposed boundary treatments as shown on drawing ref. PL-BTP-00-D-DR-A-3417_206 Rev. B 'Boundary Details' dated 27th July 2020 are approved.

To comply with the requirements of the condition, the development shall not be carried out otherwise than in accordance with these details.

16 No part of the development shall be occupied until such time as detailed designs and specification, including details of the type, siting, design and materials to be used in their construction, of the proposed external bin stores and cycle stores, as shown on plan ref. 3417 105 rev. 2, have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until such time as the bin and cycle stores have been constructed in accordance with the duly approved detail and made available for use; the stores shall be retained as such thereafter.

Reason: In the interests of amenity and promotion of sustainable transport measures in accordance with policies P3, DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The submitted details of waste bin and bicycle stores as shown on drawing ref. PL-BTP-00-ZZ-DR-A-3417_209 dated 27th July 2020 are approved. To comply with the requirements of the condition, the development shall not be carried out otherwise than in accordance with these details.

Yours faithfully,



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Signed on behalf of the Council