



Mrs Kate Limbert
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00779/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 1 (Time limit and Restoration Plan) of planning permission 21/00074/FUL (Full planning permission for the erection of temporary school classrooms and associated facilities including play area, car parking, access and landscaping and boundary treatments)
Location:	Hopwood Hall College, Middleton Campus , Rochdale Road, Middleton, Rochdale, M24 6XH

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

Conditions and Reasons:

- 1 *The buildings hereby permitted and all associated infrastructure shall be removed from the land and the land restored to its former condition on or before 1st October 2023 (or in accordance with an alternative timescale as may be agreed in writing with the Local Planning Authority) in accordance with a scheme of work submitted to and approved by the local planning authority. The scheme of work including a restoration plan shall be in accordance with the general principles of the Construction Environmental Management Plan (ref: GM11383 V2, dated March 2021) for the site, and shall be submitted to the Local Planning Authority on or before 1st March 2023. The site restoration scheme shall include a timetable for the completion of restoration works and shall include details:*
 - a. *To restore the site to marshy grassland in good condition as defined under the Defra metric v2 or any future version; or*
 - b. *To provide a receptor site identified to create a 0.5ha marshy grassland of high ecological value in good condition as identified in the Defra metric v2 or any future version; or*
 - c. *To provide an alternative scheme of restoration in consultation with Greater Manchester Ecological Unit.*

The development shall be carried out in strict accordance with the agreed restoration details and timetable therein.

Reason: The modular building is only required to provide temporary accommodation until the construction of the proposed permanent school in accordance with section

72 of the Town and Country Planning Act 1990. The restoration plan is required to ensure appropriate measures are put in place to minimise detrimental effects to the neighbouring amenities, the area in general and the natural environment through the risks of pollution and dangers to highway safety, during the removal of the development and in the interests of the visual amenity, ecology, openness and purposes of including land in the Green Belt in accordance with Policies DM1, P3, T2, G4, G8 and G9 of the adopted Rochdale Core Strategy, saved Unitary Development Plan Policy D/4, and the National Planning Policy Framework.

The submitted details for the restoration of the site, as set out in the Indigo Surveys letter titled 2023 Method Statement for reinstatement of marshy grassland (dated 04.07.2023) and completion timescales noted in email received by the Local Planning Authority on 30.08.2023, are acceptable and condition 1 is discharged insofar as it relates to the marshy grassland restoration requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services