



PLANNING AND DEVELOPMENT

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Mr Alan Doherty
Whittaker Design
169 St John Street
Lees
Oldham
OL4 3DS

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00134/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (materials), 4 (rooflights), 5 (landscaping), 6 (boundaries), 7 (parking area), 9 (contamination), 10 (drainage scheme), 12 (bat and bird boxes), 13 (dev phasing), 14 (window and door frames) and 15 (written scheme of investigation) on planning permission 21/00003/FUL
Location:	Moorgate East Farm , Broad Lane, Rochdale, OL16 4QL

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

Conditions and Reasons:

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building 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.

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

Decision: Insufficient information has been provided to discharge the condition. Additionally, some of the proposed materials are considered to be unacceptable.

Clarification is required on whether an additional stone will be used. Samples of the stone is required. Additionally, no details/samples of cills or lintels have been provided.

UPVC rainwater goods are considered unacceptable. Rainwater goods should be cast metal. It should be noted that aluminium rainwater goods on stone corbels were shown on the approved plans.

The proposed natural Welsh Slate match the existing is considered to be acceptable.

- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until details of the appearance, materials, profile and method of opening of the proposed rooflights, which shall be of a conservation-type, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

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

Decision: VELUX Heritage conservation roof windows as identified in the document 'VELUX Heritage conservation roof window, GCL Glazing 01' are considered to be acceptable.

- 5 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, the development shall not be occupied until a landscaping scheme for the site (including elements of both 'hard' and 'soft' landscaping) is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of all hard surfaced areas and the type, species, siting, planting distances and programme of planting of any trees and shrubs as well as details of both temporary and permanent root protective surfaces. 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. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced 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 to secure biodiversity enhancement in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The following plan(s)/details are acceptable:

- **Landscaping. Drawing no: 104.4. Dated: Dec 2022**

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. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

- 6 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, P2 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: The condition cannot be discharged as the proposed gate and fence along the frontage are not considered appropriate to the rural setting. The Conservation Officer has recommended that a five bar gate should be proposed instead.

The dry stone walling as identified in the email dated 15/01/2024 is considered acceptable.

- 7 The car parking area shown on the approved plans, drawing no. 88 A 2, shall be constructed and marked out in accordance with the details shown, and made available for use before the dwellings are first occupied.

Reason: In order to ensure adequate and appropriate parking provision in accordance with, Policy T2 of the adopted Core Strategy and the National Planning Policy Framework.

Decision: The condition requires that the car parking area shown on the approved plans drawing no. 88 A 2, to be constructed and marked out in accordance with the details shown, and made available for use before the dwellings are first occupied. The condition does not require discharging. Any alterations to the approved details will require a separate application.

- 9 Prior to commencement of the development the existing structures and surrounding site shall be inspected for visual/olfactory evidence of contamination and a letter report submitted to the Local Planning Authority for approval containing the following information:

- the nature and integrity of existing floors and hardstanding;
- any evidence of the storage of potentially contaminating substances;
- any visual / olfactory evidence of contamination within or surrounding the buildings;
- photographic evidence of the findings;

If any evidence of possible contamination is identified proposals for its removal shall be submitted to the Local Planning Authority for approval in advance for the further investigation and/or removal of the contamination. The occupation of the building/site shall not commence until the contamination has been treated to the written satisfaction of the Local Planning Authority.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policies G8 and G9 of the adopted Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: This application proposes conversion of the building. This condition would ensure safe development of the site in the interest of future occupiers, and to prevent pollution of the water environment.

Decision: The following documents are acceptable:

- **Remediation Strategy Report. Document ref: A5635/23/SI. By Earth Environmental & Geotechnical Ltd. Dated May 2024**
- **GeoEnvironmental Site Investigation Report. Document ref: A5635/23/SI. By Earth Environmental & Geotechnical Ltd. Dated December 2023.**
- **Phase I Desktop Study and Preliminary Risk Assessment Report at Moorgate Farm East, Rochdale. Document Ref: 2466-22 PI. Version: 1. By GeoEnviro Solutions Ltd. Dated October 2022**

The condition is partially discharged. To fully discharge the condition, following completion of measures identified in the approved Remediation Strategy Report, a validation report must be prepared and submitted to the Local Planning Authority for approval.

- 10 No development shall take place until a foul and surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions and inclusive of how the scheme shall be managed after completion, has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, foul and surface waters shall be drained on separate systems and the surface water drainage scheme shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority. Such a scheme shall include details of any proposed surface treatment of the driveway and parking areas, paths or other hard-surfaced areas which shall be permeable. The drainage scheme shall be planned to avoid damage to existing tree roots and drainage infrastructure sited outside the Root Protection Areas. The development shall be completed, maintained and managed in accordance with the approved details at all times.

Reason: To ensure the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance with Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

Decision: The following documents/plans are acceptable:

- **Drainage Plan. Drawing no: 104.2. Dated: Dec 22**
- **Landscaping. Drawing no: 104.4. Dated: Dec 2022**
- **Ariel plan and site photographs received by email on 12/01/2024**

The scheme shall be completed, maintained and managed in accordance with the approved details at all times.

- 12 Prior to the commencement of development (including site clearance), a scheme to provide bird nesting boxes and provision for bat roosting boxes on retained trees and on structures shall be submitted to and approved in writing by the Local Planning Authority. The boxes and features so approved shall be installed before the commencement of development and retained thereafter.

Reason: To ensure that the development does not affect the favourable conservation status of protected species on the site and in order to ensure biodiversity enhancements as part of the development in accordance with Policy G7 of the adopted Core Strategy, the National Planning Policy Framework and the provisions of the Wildlife and Countryside Act 1981 (as amended).

Reason for pre-commencement condition: This application proposes conversion of the building. This condition would ensure alternative provisions for nesting birds is provided.

Decision: The following plan(s) are approved.

- **Bat & Bird box detail. Drawing no: 104.5**

The approved scheme shall be installed before the commencement of development and retained thereafter.

- 13 No development shall take place until a method statement detailing the process and phasing by which those parts of the buildings to be dismantled and those parts to be subsequently reconstructed has been submitted to and approved in writing by the Local Planning Authority. Such a statement shall indicate the method by which those parts of the buildings to remain will be physically supported during the process of dismantling and reconstruction. No parts of the buildings other than those described in the submitted Report On The Structure (Healey Consulting) dated '12th February 2021' shall be dismantled or rebuilt without the prior written approval of the Local Planning Authority. All dismantling and reconstruction works shall thereafter take place in strict accordance with the details in the duly approved method statement.

Reason: To ensure that the conversion of the buildings takes place without the need for major or complete reconstruction in order to preserve the openness of the Green Belt in accordance with the requirements of Policy G4 of the adopted Core Strategy and the National Planning Policy Framework.

Decision: The Method Statement by Healey Consulting (ref: 22537) is approved.

- 14 Details of the window and door frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before any such window and door frames are installed in the development. Such details shall indicate, at a scale of not less than 1:20, the reveals, longitudinal and cross-sectional detailing, cill and lintel detailing, and means of opening together with any finished treatment. The window and door frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: In order to ensure a satisfactory appearance in accordance with Policies P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

Decision: Insufficient information has been provided to discharge the condition. Full details of the windows and door are required to discharge the condition. The condition requires details of the windows and doors to include details of the reveals, longitudinal and cross-sectional detailing, cill and lintel detailing, and means of opening together with any finished treatment.

Furthermore, the drawing 'Door and Window' (drawing no: 104.6) states that door would be 'GRP composite door in Ral 6001 Sage green' and the windows would be 'double glazed Aluminium in sage green RAL 6001'. The approved plans state the windows would timber windows. The door and windows should be made out of timber.

- 15 No development shall take place until the implementation of a programme of archaeological works has been secured. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Rochdale Local Planning Authority. The WSI shall cover the following:

1. Informed by the updated North West Regional Research Framework, a phased

programme and methodology of investigation and recording to include:

a) historic building recording at Historic England Level 2 for the main building and its attached extensions

b) informed by the above, historical research and, if appropriate, dendrochronological dating of original timbers to ascertain construction date

- c) historic building recording at Historic England Level 1 for all standing buildings within the curtilage of No.4.
- 2. A programme for post-investigation assessment to include:
 - a) analysis of the site investigation records and finds
 - b) production of a final report on the significance of the archaeological and historical interest represented.
- 3. Deposition of the final report with the Greater Manchester Historic Environment Record.
- 4. Dissemination of the results commensurate with their significance.
- 5. Provision for archive deposition of the report and records of the site investigation.

- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of the significance of any heritage assets to be lost and to make this evidence publicly accessible in accordance with the requirements of Core Strategy Policy P2 and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure the opportunity for archaeological investigation is undertaken as part of pre-commencement works on site in the public interests of recording and advancing understanding of the archaeological heritage of the site.

Decision: The document 'A Historic Building Recording at Moorgate East Farm, The Old Stable, Broad Lane, Rochdale, Greater Manchester', PCA report no: R15158, revised August 2023, and prepared by Pre-Construct Archaeology Limited is acceptable. A copy of the finalised report has been lodged with the GM Historic Environment Record. It is considered that the condition has been satisfied and is fully discharged.

Yours faithfully,

Melanie Hale
Head of Planning Services