



Mr Dave Trudgeon
Conway Architectural Design
6 Conway Close
Middleton
Manchester
M24 1EW

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00683/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (drainage), 4 (materials), 6 (boundary treatments) and 7 (landscaping) on planning permission 22/00696/FUL
Location:	188 Heywood Old Road, Middleton, Rochdale, M24 4GR

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 No development shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

Officer Response: The details provided on 'Proposed Site Drainage 679-110' and 'Proposed Landscaping 679-106A' submitted 23/6/23 in relation to Condition 3 are approved and the drainage for the development shall be constructed in accordance with the approved plan, and maintained and managed as such.

- 4 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(s) 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 the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The details of hard surfacing materials and front boundary wall provided on 'Proposed Landscaping Plan 679-106B' submitted 8/09/23 in relation to Condition 4 are approved and the development should be constructed in accordance with the approved plan and the external materials details (facing brick, roof tiles, rooflights, doors, fencing, soffits, etc) previously approved under 22/01448/DOC.

- 6 Notwithstanding any description of materials in the application, 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.

Officers Response: The details provided on 'Proposed Landscaping Plan 679-106B' 8/09/23 in relation to Condition 6 are approved and should be constructed in accordance with the approved plan. The development shall not be occupied until the approved structures have been constructed.

- 7 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 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.

(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 Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

Officers Response: The details provided on 'Proposed Landscaping Plan 679-106B' 8/09/23 in relation to Condition 7 are approved and should be carried out in accordance with the approved scheme within the next planting season following final occupation of the development hereby permitted

Yours faithfully,

Melanie Hale
Head of Planning Services