



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: Hamish.Rigg@Rochdale.Gov.UK
Our ref: 24/01070/DOC
Enquiries to: Hamish Rigg
Direct Line: (01706) 924305
Date: 8 January 2025

Karam Sandher
AHR Building Consultancy Ltd
5th Floor
55 Princess Street
Manchester
M2 4EW
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01070/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (Construction Method Statement), 4 (Parking), 5 (Cycle Store), 6 (Tree Planting) and 7 (Bin Store) of planning permission 21/01824/FUL (Single storey extension to provide new dining hall together with changes to existing car park layout and provision of new external bin store and cycle store), ,
Location:	St Peters C Of E Primary School , Muriel Street, Rochdale, Rochdale, OL16 5JQ

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 a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, including details of arrangements for contractor parking and deliveries. The development shall thereafter be carried out in full accordance with the approved method statement.

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

Reason for pre-commencement condition: A Construction Method Statement will need to be approved prior to work being carried out on site.

Decision: The submitted 'Construction Phase Health and Safety Plan: 02257' (Jamieson Contracting, dated 15/09/2023) is accepted. The development shall be carried out in accordance with the approved document in order to comply with the condition.

- 4 The development hereby approved shall not be occupied until the additional car parking spaces have been provided in full accordance with the details shown on the proposed site plan (Drg no. STP-00-003). The parking spaces shall thereafter be retained and remain available for their intended use.

Reason: In the interests of highway safety and in accordance with policies P3, T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The provision of additional car parking spaces as demonstrated in 'Item 4' and 'Item 5' of 'Condition Details: BC.MAN.2021.00692.00' is accepted. The development shall be retained in accordance with the approved document in order to comply with the condition.

- 5 The development hereby approved shall not be occupied until the cycle store has been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The cycle store shall thereafter be retained and remain available for its intended use.

Reason: In the interests of highway safety and visual amenity, in accordance with policies P3, T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The provision of additional car parking spaces as demonstrated in 'Item 6' of 'Condition Details: BC.MAN.2021.00692.00' is accepted. The development shall be retained in accordance with the approved document in order to comply with the condition.

- 6 Within the next planting season after the felling of the trees, two replacement trees shall be planted as indicated on the proposed site plan (Drg no. STP-00-003) and in accordance with full details that have first been submitted to and approved in writing by the Local Planning Authority. If either of the replacement trees are removed, die, become severely damaged or seriously diseased within five years of planting, it shall be replaced by a tree of similar maturity, size and species.

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 provision of additional car parking spaces as demonstrated in 'Item 1', 'Item 2' and 'Item 7' of 'Condition Details: BC.MAN.2021.00692.00' is accepted. The development shall be carried out in accordance with the approved document in order to comply with the condition. 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.

- 7 The development hereby approved shall not be occupied until the bin store has been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The bin store shall thereafter be retained and remain available for its intended use.

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

Decision: The provision of additional car parking spaces as demonstrated in 'Item 3' of 'Condition Details: BC.MAN.2021.00692.00' is accepted. The development shall be retained in accordance with the approved document in order to comply with the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services